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: May 23, 2023
Recommended Action: Design Review Board review and approve as submitted the minutes of the May 23, 2023 regular meeting of the Design Review Board.

2. 39 South Garfield Avenue
This is an application for new wall signage for business known as “PROJECT CCG” for an existing commercial building.
Applicant: Eddie Vinciquera, Gan Signs & Graphic, Inc

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

3. 855 West Valley Boulevard
This is an application for new wall signage for business known as “Bank of Montreal” for an existing commercial building.
Applicant: Steve Therriault, Signtech Electrical Advertising

Recommended Action: APPROVAL - Recommendation is for as submitted.
DISCUSSION ITEMS:

4. 211 South Cordova Street
This is an application for a new addition and exterior alterations to an existing single-family residence.
Applicant: Nathan Gallardo, RG Design

Recommended Action: CONTINUANCE - Recommendation is for continuance to allow for redesign of the new proposed materials.

5. 317 North First Street
This is an application for a new multi-family residential development.
Applicant: Eric Tsang

Recommended Action: APPROVAL - Recommendation is for approval with the condition that MWEO-compliant documents be provided 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 27, 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 26, 2023.
May 23, 2023

A. CALL MEETING TO ORDER: 7:30 P.M. via video conference and teleconference

B. ROLL CALL:
Present: Ankit Udani, Nora Hernandez, Michael Daninger, Stanley Tsai
Absent: None
Staff Present: Richard Abe AIA, Vist Yang

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 - May 9, 2023

ITEM 2: 2300 Hathaway Place

ITEM 3: 2412 El Paseo

ITEM 4: 1617 Geranio Drive

ITEM 5: 2229 Roark Drive

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

D. DISCUSSION ITEMS:

ITEM 6: 1800 West Valley Boulevard
• Request: Exterior alterations to an existing commercial building for business known as "Starbucks".

• Applicant: Indira Ibrahimbegovic, GreenbergFarrow

• Recommended Action: 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.

• Discussion:
The applicant gave a brief presentation with regard to the design. There are parts of the building that will be removed in the process of updating the exterior. The wood and stone used is part of the corporate design standard.

Hernandez questioned the location of the existing additions that will be removed. She also confirmed the reasoning for the dual materials. No outdoor seating was also confirmed.

Tsai confirmed the colors as it relates to the renderings. The applicant provided an actual sample.

Udani questioned if there were downspouts on the canopy. The applicant stated that it would be internal and not visible. He also confirmed the stone material.

Daninger stated that he was accepting of the design.

MOTION:

- Hernandez moved to approve the application with the condition that any MWELO related requirements be provided during 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 7: 2576 Loma Vista Drive

• Request: A new two-story single-family residence.

• Applicant: Jasmine Fang, Big Bear Design

• Recommended Action: 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.

- **Discussion:**
  The applicant gave a brief presentation introducing the project.

  The staff report was given.

  Hernandez confirmed that the house in the rear is existing and will be converted to an ADU. She stated that she was concerned about the narrow depth of the porch.

  The applicant stated that the front setback was 25’ and that the owner wanted as much area in the house as possible.

  Discussion ensued regarding the nature of every design problem. That there are setbacks and other constraints that the designer needs to balance. The goal is to have a good design within the constraints. FAR and lot coverage are constraints showing the MAXIMUM buildable area.

  Tsai stated that the second-floor porch was small and awkward in plan and was only for decoration. He also stated that the bay window fights the porch for importance since they are similar in projection. The floor plans are inaccurate as the structure is not shown in the plan.

  On the south elevation Udani and Tsai confirmed that the garage window is meant as a feature window. Discussion ensued regarding the validity of that window since it only occurs once in the design. Udani asked about gutters and downspouts as they are not shown. The applicant stated that it is missing in the drawings.

  Hernandez reiterated that she was concerned with the porch and the lack of modulation of the building. She would like to see a redesign.

  Udani asked for a color elevation. The applicant stated that she did not have one and that the materials board was missing too. Discussion ensued regarding the requirements of the DRB submittal and the fact that colored elevations and a materials board are minimum requirements. It is up to the applicant to meet requirements and that additional documents like renderings should be provided to communicate her design.

  Udani was also concerned with the grey tile roof. He stated that the window detailing was inconsistent with a Spanish style home. He also stated that the shutter treatment on the second floor was inconsistently applied. The garage door was not specified and did not relate to the architectural style.

  Hernandez stated that there be should be complete drawings: color elevations, material board, details and specification. The modulation should be increased.
MOTION:

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

E. ADJOURNMENT:

- We will adjourn to the next meeting on June 13, 2023.

MOTION:

- Daninger moved to adjourn the meeting at 8:15 P.M.
- The second was by Hernandez
- The motion carried by the following roll call vote:
  Ayes: Udani, Daninger, Tsai, Hernandez
  Noes: None
  Absent: None

______________________
Ankit Udani
Chairman

ATTEST:

_______________________
Rick Abe
Secretary
ADDRESS: 39 South Garfield Avenue
APPLICANT: Eddie Vinciquera, Gan Signs & Graphic, Inc
PROPERTY OWNER: Monica Kao
PROJECT TYPE: This application is for new wall signage for business known as “PROJECT CCG” for an existing commercial building.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new signage on an existing commercial building for a new business known as "PROJECT CCG." The design consists of one line of copy using front-lit illuminated channel letters. The 12" letter height and the orange and white color palette are consistent with the architecture of the building and are acceptable.
RECOMMENDATION: Recommendation is for approval as submitted.
PROJECT CCG Sign - Site Plan

MANUFACTURE AND INSTALL
Front-lit LED illuminated Channel Letter Sign

SCALE:

144”

12”

PROJECT DUE BY:
ASAP

Client: Project CCG
Address: 39 S. Garfield Ave
Alhambra, CA 91801

Date: 02/02/2023
Job#: PCCG001
Sales Rep: Ed
Designer:

Pages: 2 of 2
Revisions:

Client Approval:

Landlord Approval:

Notes:
This drawing and all images are the sole property of GAN Signs & Graphics and may not be reproduced or transmitted, in full or in part, to others without the written permission of GAN Signs & Graphics.

TITLE 24 COMPLIANT
State of California

UL Listed and Compliant with the National Electric Code Article 520 and manufactured according to the Underwriters Laboratories (UL) UL standard andTesting accelerencies.
MANUFACTURE AND INSTALL

Front-lit LED illuminated Channel Letter Sign

SPECIFICATIONS:

Backs - 0.400 prefinished aluminum
Returns - 5" deep black aluminum
Trim Cap - 3/4" black Plasco trim cap
Faces - 1/8" white acrylic
Graphic - 3M (Tangerine 3630-84)
High Performance cast Vinyl
LEDs - UL approved white 6500K
Driver - Wet/Dry Class 2

Store Linear Frontage = 60ft
Sign Square Footage = 12 sq.ft.
MANUFACTURE AND INSTALL  Front-lit LED illuminated Channel Letter Sign

SCALE:  1 in. = 10 ft

SPECIFICATIONS:

Backs - .040 prefinished aluminum
Returns - 5" deep black aluminum
Trim Cap - 3/4" black Plasco trim cap
Faces - 1/8" white acrylic
Graphic - 3M (Tangerine 3630-84)
High Performance cast Vinyl
LEDs - UL approved white 6500K
Driver - Wet/Dry Class 2

#10 1 1/2" Screws (anchored)
5'' deep Return
3/4'' trim cap
1/8'' Acrylic Face
12 volt LED modules
Aluminum wet/dry containment housing for power supply
Toggle Switch
1/2'' sleeve for LED wiring
12 Volt Power Source
Wet/Dry LED Driver
3/16'' Drain Holes (min.2 per letter)
#10 1 1/2'' Screws (anchored)
110 V. Primary Fed
WALL

Store Linear Frontage = 60 ft
Sign Square Footage = 12 sq.ft.
ADDRESS: 855 West Valley Boulevard
APPLICANT: Steve Therriault, Signtech Electrical Advertising
PROPERTY OWNER: Derrick Chang
PROJECT TYPE: This application is for new wall signage for business known as “Bank of Montreal” for an existing commercial building.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new wall signage on an existing commercial building for a new business known as "BMO" (aka Bank of Montreal). The primary sign is proposed on the Valley Boulevard street elevation and the secondary sign is on the 9th Street elevation. The sign type uses internally illuminated reverse channel letters on a 3" deep "backer panel" that is integrated with the design of the international brand. The backer panel is essentially a 3" deep raceway that is being used on this building due to the concrete block construction. The sizes and colors are acceptable and Design Review Board policy recognizes national and international brands.

RECOMMENDATION: Recommendation is for approval as submitted.
### PRODUCT OVERVIEW

<table>
<thead>
<tr>
<th>SIGN #</th>
<th>RECOMMENDED SIGN / DESCRIPTION</th>
<th>QTY</th>
<th>EXISTING SF</th>
<th>PROPOSED SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>S01*</td>
<td>BMO-CLL-16-B-CAB-54x213-BCLS-LETTERSET ON BP</td>
<td>1</td>
<td>52.5</td>
<td>80.5</td>
</tr>
<tr>
<td>S02*</td>
<td>BMO-CLL-12-B-CAB-40x160-BCLS-LETTERSET ON BP</td>
<td>1</td>
<td>52.5</td>
<td>45.2</td>
</tr>
</tbody>
</table>

### CODE NARRATIVE:

- [Image of the site plan with various businesses and signs marked]
**S01** BMO-CLL-16-B-CAB-54x213-BCLS

BLOW-OUT CLIPS TO BE ADDED FOR ANY ROUNDEL ABOVE 36'

MANUFACTURE AND INSTALL ONE (1) SET OF INTERNALLY ILLUMINATED FACE AND HALO LIT CHANNEL LETTERS ON BACKER PANEL

**PAINT**

P1
PAINTED MATTHEWS TO MATCH PMS 300C BLUE, SATIN FINISH (SW LV5-5429848 BLUE)

P2
PAINTED MATTHEWS TO MATCH PMS 485C RED, SATIN (SW LV5-10051008 RED)

P5
PAINTED MATTHEWS WHITE, SEMI-GLOSS (SW GLV-5036710 WHITE)

**VINYL**

V2
FIRST SURFACE:
TRANSLUCENT VINYL
3M #3330-143 POPPY RED WITH
3M 3600-M SCOTCHCAL MATTE OVERLAMINATE

V5
FIRST SURFACE:
3M DUAL COLOR/PERFORATED VINYL SCREEN PRINTED TO MATCH PMS #300 BLUE WITH
3M 3668-M SCOTCHCAL MATTE OVERLAMINATE

UPDATED 12.13.22
EXISTING CONDITIONS

SCALE: 3/32" = 1'-0"

EXISTING SF: 52.5 SQ FT
PROPOSED SF: 45.2 SQ FT
PATCH, PAINT & REPAIR: ±337 SQ FT

PROPOSED SIGNAGE

SCALE: 3/32" = 1'-0"

BMO

4444 Federal Blvd San Diego, CA 92102
(619) 527-6100 signtech.com

Sales: Art Navarro
Coordinator: Erika Acoves
Design: Kristopher Schauer
Engineering:

Date: 05/23/23
Drawing: 22 02238 Rev:
Quote: Project: BANK OF MONTREAL_855_1
**BANKING CENTER**
ARTWORK HAS BEEN OUTLINED .109" OUTSIDE TO ACHIEVE 1" STROKE FOR FABRICATION & ILLUMINATION PURPOSES.

**UPDATED 12.11.22**

**SO2** BMO-CLL-12-B-CAB-40x160-BCLS

MANUFACTURE AND INSTALL ONE (1) SET OF INTERNALLY ILLUMINATED FACE AND HALO LIT CHANNEL LETTERS ON BACKER PANEL

---

**PAINT**

P1
PAINTED MATTHEWS TO MATCH
PMS 300C BLUE, SATIN FINISH
(SW LV5-5429848 BLUE)

P2
PAINTED MATTHEWS TO MATCH
PMS 485C RED, SATIN
(SW LV5-100510108 RED)

P5
PAINTED MATTHEWS WHITE,
SEMI-GLOSS
(SW GLV-5036710 WHITE)

---

**VINYL**

V2
FIRST SURFACE:
TRANSLUCENT VINYL
3M #3830-143 POPPY RED WITH
3M 3660-M SCOTCHCAL MATTE OVERLAMINATE

V5
FIRST SURFACE:
3M DUAL COLOR/PERFORATED
VINYL SCREEN PRINTED TO
MATCH PMS #300 BLUE WITH
3M 3660-M SCOTCHCAL MATTE OVERLAMINATE

---

**BMO**

San Diego, CA

**Saes:** Art Navarro
**Design:** Kristopher Schauer
**Engineering:**

**Date:** 05/23/23
**Drawing:** 22-07973 Rev:
**Quote:** Project: BANK OF MONTREAL_B05_1
ADDRESS: 211 South Cordova Street  
APPLICANT: Nathan Gallardo, RG Design  
PROPERTY OWNER: Kelly Hong  
PROJECT TYPE: This application is for a new addition and exterior alterations to an existing single-family residence.  
PROJECT STATUS: First Time Applicant  

DESIGN ASSESSMENT: This application proposes a minor addition at the first floor with significant exterior alterations to an existing single-family residence. The property is located north of East Mission Road in the area of North Alhambra replete with craftsman homes. The minor 15 square foot addition has limited visibility from the street. The exterior alterations include new windows and revision of the materials at the front (east) and side (south) elevations.

This residence was either constructed without a specific architectural style or the style was lost decades ago as there is no record of a different front elevation or building mass. In that sense, the changes proposed do provide greater detail since the proposed materials have a finer scale; however, consideration should be given to using the new materials in a more authentic and less decorative manner. The stone veneer and wood siding could be reconfigured to provide a better sense of scale to the home. The 1.5" stucco reveals are exceptionally wide and will create a running bond pattern to the stucco. This effective appearance would not relate to any architectural style consistent with a building of this mass or time period.

Since the neighborhood where this home is located contains good examples of craftsman architecture, the proposed exterior alterations should be logical in materiality. The revisions to the exterior do not need to be Craftsman in nature since the house is not craftsman in mass or modulation. Staff appreciates the effort and cost proposed to affect the existing home and recommends continuance to allow for redesign of the new proposed materials.
RECOMMENDATION: Recommendation is for continuance to allow for redesign of the new proposed materials.
Ramon A. Gallardo
122 N. CORDOVA ST.
ALHAMBRA, CA. 91801
ph (626) 864-0927
fax (626) 570-4473
rg-design@sbcglobal.net

PERFECT DESIGN & INVESTMENT, INC.
2416 W. VALLEY BLVD.
ALHAMBRA, CA 91803
PH (626) 289-8808
E-MAIL: PERFECTAAA@AOL.COM
E-MAIL: perfectaaa2@GMAIL.COM

Written Dimensions Shall take preference over
scaled dimensions and shall be verified on the Job
Site. Any discrepancy shall be brought to the
notice of RGD prior to commencement of any work.

"CONTRACTOR TO VERIFY DIMENSIONS
PRIOR TO CONSTRUCTION"

E1.1
SHEET No. A1.1

EXISTING SITE PLAN

PROPOSED SITE PLAN

15 S.F. ADDITION

NEW PLANTER

2ND FLOOR LINE

1ST FLOOR LINE

SCALE:

1" = 5' 0"

REVISIONS:

THIS PROJECT IS SOLD FOR USE IN THE CONSTRUCTION OF AT LEAST ONE DWELLING ONLY. ANY FURTHER USE OF THIS DESIGN WITHOUT THE EXPRESS PERMISSION OF THE DESIGNER IS PROHIBITED.

THESE DRAWINGS HAVE BEEN PREPARED TO MEET STANDARDS AND PRACTICES. HOWEVER, LOCAL VARIATIONS MAY REQUIRE CHANGES. LIKewise, BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION, THE BUILDER MUST REVIEW AND BE RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS, AND ASSURE THAT THESE PLANS MEET ALL CURRENT GOVERNMENTAL REQUIREMENTS IN YOUR AREA.

RG DESIGN &
CONSULTING

1ST FLOOR LINE

2ND FLOOR LINE

Owner:
MR./MRS.

Printed on:

Drawn by:

Sheet Contents:

REMODELING OF EXISTING 2-STORY SINGLE FAMILY DWELLING

ENGINEERING

PROJECT:

SHEET No.

rg-design@sbcglobal.net

PROJECT No.:

2022-001

"CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION"

Written Dimensions Shall take preference over scaled dimensions and shall be verified on the Job Site. Any discrepancy shall be brought to the notice of RGD prior to commencement of any work.
This project is sold for use in the construction of one dwelling only. Any further use of this design without the express permission of the designer is prohibited.

These drawings have been prepared to meet standards and practices. However, local variations may require changes. Likewise, building code requirements vary with location and change from time to time. Before starting construction, the builder must review and be responsible for all details and dimensions, and ensure that these plans meet all current governmental requirements in your area.

RG Design & Consulting
Owner: MR./MRS.

RG Design

Printed on: Drawn by:

Project:

SHEET No.

rg-design@sbcglobal.net

Owner:

PERFECT DESIGN & INVESTMENT, INC.

2416 W. VALLEY BLVD.

ALHAMBRA, CA 91803

PH (626) 289-8808

E-MAIL: PERFECTAAA@AOL.COM
E-MAIL: perfectaaa2@GMAIL.COM

Engineering

PUBLIC WORKS & GENERAL NOTES

CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION

Written Dimensions Shall take preference over scaled dimensions and shall be verified on the Job Site. Any discrepancy shall be brought to the notice of RGD prior to commencement of any work.

A1.2

PUBLIC WORKS & GENERAL NOTES

A

B

A1.2
**Single Family Dwelling Stairways/Guards**

**International Bulletin**

- All required handrails shall be continuous for the full height of the stairs.
- Handrail shall be mounted on each side of the stairs and shall be supported at the bottom of the tread. A handrail shall not be less than 34 inches high and not more than 40 inches high measured vertically from the leading edge of the stair tread.

**Dimensional Tolerances**

- The maximum allowable deviation of any flight of stairs under a roof shall be limited as follows:
  - Width: No more than 1 inch in 10 feet of run.
  - Rise: No more than 2 inches in 10 feet of run.
  - Depth: No more than 1/2 inch.

**Hand & Guardrail Requirements**

- Handrails shall be provided on both sides of the stairs. A handrail shall be provided on the closed side of the stairs.
- Handrails shall be provided on both sides of the stairs. A handrail shall be provided on the closed side of the stairs.

**Stair Construction**

- Guardrails shall be provided on both sides of the stairs. A handrail shall be provided on the closed side of the stairs.
- Handrails shall be provided on both sides of the stairs. A handrail shall be provided on the closed side of the stairs.

---

**Legend & Scale**

- This project is sold for use in the construction of one dwelling only. Any further use of this design without the express permission of the designer is prohibited.

---

**Notice to Contractor**

- Written Dimensions Shall take preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the attention of RGD prior to commencement of any work.
This project is sold for use in the construction of one dwelling only. Any further use of this design without the express permission of the designer is prohibited.

These drawings have been prepared to meet standards practices. However, local variations may require changes. Likewise, building code requirements vary with location and change from time to time. Before starting construction, the builder must review and be responsible for all details and dimensions, and insurance that these plans meet all current governmental requirements in your area.

Ramon A. Gallardo
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PH (626) 289-8808
E-MAIL: PERFECTAAA@AOL.COM
E-MAIL: perfectaaa2@GMAIL.COM

"CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION"

Written Dimensions Shall take preference over scaled dimensions and shall be verified on the Job Site. Any discrepancy shall be brought to the notice of RGD prior to commencement of any work.
This project is sold for use in the construction of one dwelling only. Any further use of this design without the express permission of the designer is prohibited. These drawings have been prepared to meet standards and practices. However, local variations may require changes. Likewise, building code requirements vary with location and change from time to time. Before starting construction, the builder must review and be responsible for all details and dimensions, and ensure that these plans meet all current governmental requirements in your area.
ADDRESS: 317 North First Street
APPLICANT: Eric Tsang
PROPERTY OWNER: Allison Zheng
PROJECT TYPE: This application is for a new multi-family residential development.
PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application was approved at the November 8, 2022 Design Review Board meeting. It was subsequently reviewed and continued by the Planning Commission for review and approval by DRB of a modified architectural design that reflects a more cohesive style and incorporates a revised open space plan, prior to returning to the Planning Commission. The building uses a Second Empire architectural style, also known as a Mansard style characterized by a large mansard with tall windows, dormers, stone veneer and a neutral-tone color palette. This development still proposes four apartment units divided between two buildings.

The revised design has removed the rooftop open space and the accompanying glass rail. The new elevations are similar to the original design; however, the mansard does not angle. As a result, the delineation between the stone veneer and the stucco side elevations are less integrated. A conceptual landscape plan has been provided and is acceptable; however, a more thorough review will occur during the Plan Check review for MWELO compliance.

RECOMMENDATION: Recommendation is for approval with the condition that MWELO-compliant documents be provided prior to building plan check submittal.
MATERIAL SELECTIONS
317 - 319 N. 1ST ST., ALHAMBRA, CA 91801

CEMENT PLASTER
MERLEX STUCCO
X-23 ASPEN
SMOOTH FINISH

STONE VENEER
INDIANA CUT STONE
LIMESTONE THIN VENEER
BUFF SMOOTH

WINDBLOW/ DOOR
MILGARD STYLE LINE
VINYL
BLACK

GARAGE DOOR
C.H.I. OVERHEAD DOORS
OVERLAY RECESSED PANEL
BLACK

PRECAST TRIM
MERLEX STUCCO
P-100 GLACIER WHITE
ACID WASHED

SINGLE ROOFING
GAF
TIMBERLINE HDZ® SHINGLES
PEWTER GRAY

FRONT DOOR
SIMPSON DOOR COMPANY
7230 TRADITIONAL
WHITE

EXTERIOR LIGHT
GOOSENECK LIGHT
GOUGH 12 1/2" HIGH BLACK

4-UNIT APARTMENT
317 - 319 N. 1ST ST., ALHAMBRA, CA 91801

MATERIAL BOARD

MATERIAL SELECTIONS
317 - 319 N. 1ST ST., ALHAMBRA, CA 91801

CEMENT PLASTER
MERLEX STUCCO
X-23 ASPEN
SMOOTH FINISH

STONE VENEER
INDIANA CUT STONE
LIMESTONE THIN VENEER
BUFF SMOOTH

WINDBLOW/ DOOR
MILGARD STYLE LINE
VINYL
BLACK

GARAGE DOOR
C.H.I. OVERHEAD DOORS
OVERLAY RECESSED PANEL
BLACK

PRECAST TRIM
MERLEX STUCCO
P-100 GLACIER WHITE
ACID WASHED

SINGLE ROOFING
GAF
TIMBERLINE HDZ® SHINGLES
PEWTER GRAY

FRONT DOOR
SIMPSON DOOR COMPANY
7230 TRADITIONAL
WHITE

EXTERIOR LIGHT
GOOSENECK LIGHT
GOUGH 12 1/2" HIGH BLACK