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. 2221 Hitchcock Drive
This is an application for a one-story addition to an existing single-family residence.
Applicant: Alison Fung, Ruby Consulting Partners, LLC

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

2. 1211 East Valley Boulevard
This is an application for exterior alterations to an existing commercial building for the business known as "First Bank".
Applicant: Noel Gallegos, Next Generation Contractors, Inc

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

3. 508 North Second Street
This is an application for window replacements for an existing apartment building.
Applicant: Saihum Hossain, Alhambra SG Properties LLC

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

**DISCUSSION ITEMS:**

4. **320 North Third Street**  
   This is an application for a new one-story single-family residence and a one-story addition to an existing single-family residence.  
   Applicant: Maggie Thai, Fortress Development Inc

   **Recommended Action:** APPROVAL - Recommendation is for approval with the condition that the digital materials board shall be updated to accurately depict the use of asphalt shingles for the proposed roofs as well as the proposed fiber cement lap siding.

5. **204 Palatine Drive**  
   This is an application for a new two-story single-family residence with a detached garage on a vacant lot.  
   Applicant: David Angelo, David Angelo & Associates

   **Recommended Action:** APPROVAL - Recommendation is for approval with the condition that MWEO-compliant landscape documents be submitted at the time of building plan check submittal.

6. **1800 South Marguerita Avenue**  
   This is an application for 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:** APPROVAL - Recommendation is for approval with the following conditions: 1. The applicant shall resolve issues of building modulation and scale with the City Architect prior to building plan check submittal; 2. A more complete landscape design and any MWEO-related documents shall be provided for review; and 3. If consensus is not reached with the City Architect, the applicant shall return to the Design Review Board under the same application.

**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, July 11, 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 July 10, 2023.
ADDRESS: 2221 Hitchcock Drive
APPLICANT: Alison Fung, Ruby Consulting Partners, LLC
PROPERTY OWNER: Sam Wong
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 one-story addition to an existing single-family residence. The property is in the neighborhood south of the 10 Freeway and west of Atlantic Boulevard. The existing house is a one-story post-war single-family residence with a stucco finish and an asphalt shingle-hip roof. The remodel proposes an addition at the rear of the house, an addition at the front of the house, and a new entry porch. The new roof is simplified but maintains the hip configuration of the original house. There is little character change to the structure and the new design and color palette are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.
EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION

ELEVATION KEY NOTES:

- EXISTING ASPHALT SHINGLE ROOFING
- EXISTING EXTERIOR STUCCO
- EXISTING VINYL WINDOWS TO REMAIN
- EXISTING CHIMNEY
- EXISTING ENTRY DOOR
- EXISTING UNDERFLOOR VENTS
- EXISTING VINYL WINDOWS TO REMAIN.
- EXISTING UNDERFLOOR VENTS.
- EXISTING ENTRY DOOR.
- EXISTING EXTERIOR STUCCO
- EXISTING VINYL WINDOWS TO REMAIN
- EXISTING CHIMNEY
- EXISTING ASPHALT SHINGLE ROOFING
NEW ASPHALT SHINGLE ROOFING, “OWENS CORNING” DURATION COOL PLUS -- MIDNIGHT. CLASS “A”

EXISTING WINDOWS TO REMAIN.
NEW VINYL WINDOW TO MATCH EXISTING.
NEW ENTRY DOOR TO BE SELECTED BY OWNER.
EXISTING UNDERFLOOR VENTS.
FASCIA BOARD AND WOOD POST TO BE PAINTED “DUNN EDWARDS” -- DEW 379 IGLOO
NEW 36” HIGH WOOD RAILING TO BE PAINTED “DUNN EDWARDS” -- DEW 379 IGLOO
NEW MAILBOX BY OWNER.
1. “OWENS CORNING” TruDefinition Duration Cool Plus Midnight Architectural Shingle

2. “DUNN-EDWARDS” Whisper (DEW340) on exterior existing stucco and new stucco.

3. “DUNN-EDWARDS” Igloo (DEW379) on new wood post at porch, wood railing at porch, and fascia board.

Wong Residence
2221 Hitchcock Ave.,
Alhambra, CA 91803

Material Board
ADDRESS: 1211 East Valley Boulevard  
APPLICANT: Noel Gallegos, Next Generation Contractors, Inc  
BUSINESS TENANT: First Bank  
PROPERTY OWNER: Elaine Almeida  
PROJECT TYPE: This application is for exterior alterations to an existing commercial building for the business known as "First Bank".  
PROJECT STATUS: First Time Applicant  

DESIGN ASSESSMENT: This application proposes exterior alterations to an existing commercial building for a business known as "First Bank." The scope of work proposes a new storefront configuration to accommodate the removal of an ATM machine and necessary accessibility requirements. The architectural changes are consistent with the existing context and the new accessibility work (i.e. the signage and flatwork) is acceptable.  

RECOMMENDATION: Recommendation is for approval as submitted.
ADDRESS: 508 North Second Street  
APPLICANT: Saihum Hossain, Alhambra SG Properties LLC  
PROPERTY OWNER: Saihum Hossain  
PROJECT TYPE: This application is for window replacements for an existing apartment building.  
PROJECT STATUS: First Time Applicant  

DESIGN ASSESSMENT: This application proposes various window replacements for an existing apartment building. The structure is located at the corner of Second Street and Alhambra Road. All existing aluminum windows will be replaced with similarly sized white vinyl windows with decorative grids. Due to the lack of authentic architectural style inherent in this building type, the use of these windows is acceptable. The grids, although decorative, can be considered as they provide scale to the building. Overall, the proposal is acceptable.  

RECOMMENDATION: Recommendation is for approval as submitted.
## Windows Schedule

**WHITE VINYL RETRO-FIT W/GRIDS UFACTOR 0.29, SHGC 0.22**

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Windows

A, B
Sliding

C, D, E, G, H, I, L
Sliding

F
Sliding & Casement

J
Single Hung & Casement

Doors

1,2
Sliding
CUSTOM VINYL WINDOWS

SLIDING & FRENCH DOORS

FACTORY DIRECT

LV Windows
(626) 444-4126
lvwindows50@yahoo.com

LV Windows.La
LV Windows is a manufacturer of high-quality vinyl windows & doors. Our mission is to provide our customers with the best quality products, customer service, and support. Our products have a limited lifetime warranty, and our reputation is the number one driving factor. We strive to be the best, and we want to be your first choice in replacement and new construction needs. Our line includes dual-pane windows and doors that are AAMA, NFRC & Energy Star Certified. LV Windows is listed with the Better Business Bureau and has a vast assortment of window & door options.

We have been manufacturing windows and patio doors since 2010. Our business began in the city of South El Monte, but our commitment to provide our customers with high-quality products at reasonable pricing, has catapulted our growth and enabled us to relocate to a newer and larger facility. We have easy access for loading & unloading, and our warehouse staff is ready to fulfill your orders with a fast turnaround time. The layout of our showroom allows you to browse our extensive types of windows and doors. Our sales team is always available and ready to help you calculate and design your visions. LV Windows will continue to add other products that we feel will be of great benefit to you.

**CHOOSE YOUR WINDOW STYLE & FRAME TYPE:**

**Frame options:**

At LV Windows we offer different vinyl frames to meet the needs of our customers. We have frames for new construction jobs or for remodel jobs. All of these are easy to install and made with precision cuts. We also sell a variety of different TremCo sealants to eliminate additional stops! Standard window & door color is White, custom color vinyl coatings are also available for an additional cost.

- **These are typically used to replace existing aluminum windows.** The retrofit fin will cover the outside view of the aluminum frame that will be inside the house or building. Vinyl trim or wood molding is needed to cover the inside view of the existing aluminum frame. These are not included. Premium Windows does however, offer vinyl trim for additional cost.

- **Block Frames are commonly used to replace existing wood windows.** It is a non-finned frame that can be used as new or retrofit installation in a block (concrete) wall or as an existing wood window replacement frame.

- **Used on new construction or remodeling where stucco will be applied after window installation.** These are installed by nailing or screwing the window frame directly onto the wood frame of the house or building at the 1” fin (also known as a set back).

**Screens are included with all window purchases and vary from different windows.** They are easy to remove and can be replaced if damaged.

**Weep holes are located at the bottom of the sash frame & allow water to escape.** We assemble these with a vinyl flap to keep insects and debris out.
Sliding windows open horizontally and do not take up much space in the home. This makes them ideal for walkways, porches, patios or other places where you wouldn’t want a window to protrude. Our state-of-the-art design ensures they will add style as well as functionality to your home.

Horizontal sliding windows glide open with little effort & are faster to open than crank-style awning or casement windows. The sliding sash can be easily removed to clean the exterior glass from inside your home.
Single Hung windows open vertically and do not take up much space in the home. This makes them perfect for walkways, porches, patios or other places where you wouldn’t want a window to protrude. They raise from the bottom for ventilation and when closed, provides superior structural integrity & resistance to wind.

The lower sash can be easily removed to clean the exterior glass from inside your home. Vertical sliding windows glide open with little effort & are faster to open than crank-style awning or casement windows.
These types of windows are hinged on either side so that the sash opens outward; from the top, to the right, or to the left, in a swinging motion. Casement & awning windows open and close with the turn of a hand crank, so they’re great for spots that are difficult to reach—like behind furniture or over the kitchen sink. They are designed contemporary in style, allowing more light to enter the window, while also providing a larger view. Both compliment the simplicity of modern design and offer increased ventilation by opening up the entire glass area. Casement and awning windows can be assembled in the following variations:

- **LXCM-XO**
  - Single Opening with Picture Casement Window
  - (Opening at Left)

- **LXCM-XX**
  - Double Opening Casement Window

- **LXCM-XOX**
  - XOX Double Sidelites Opening Casement Window

The flip switch style operation allows for easy opening and closing. When in the locked position, you can rest assured you and your home are safe.

All our casement and awning windows are assembled with heavy duty hinges & arms. These are extremely durable & make opening & closing windows a breeze. These hand cranks are designed so that when they are not in use, they are easily positioned back into a streamline shape.
Our sliding patio doors are engineered to operate with ease. Their heavy duty construction & hardware allows for even the largest size door to glide open with little effort. Our patio doors are sleek & less obtrusive than most designs available on the market today. The two-point lock system is made to withstand great force to keep you and your home safe and secure. You can add your personal touch by adding decorative glass, grid pattern or color. Below are the configurations for both the sliding patio door and French sliding door.

High precision, slide adjust rollers with composite wheels make opening & closing your doors a breeze!
The LV Windows System hinged door design is offered as a single sash creating a beautiful main entrance or as a dual sash, also referred to as French doors, connecting the indoors with the outdoors. This versatile door system can be used for patio, deck or balcony access and is a popular choice among designers as an attractive alternative to sliding doors.

**Compression-seal Technology**
When the wind is blowing strong, the sash is pushed against the compression seals optimizing the air and water performance of the door. This door qualifies for coastal applications even in hurricane-prone areas. Multi-point locking hardware assures consistent compression on the seals all around the perimeter of the sash and frame.

**Low Maintenance**
Only occasional cleaning with soap and water is needed to keep the surfaces looking like new, even years after installation. Heavy-duty hinges have passed cycle testing of up to 100,000 opening and closing cycles without any need for adjustments.
With Bay & Bow Windows, you can create a new dimension to your living space. Bay windows are created by joining three windows together, generally the center window is fixed with fully operational single-hung or casement windows angled on either side. High-quality headboards and seat boards provide superior performance and durability. Bow windows consist of four or more windows joined together to form graceful curve. It’s an elegant way to broaden your view and allows for lots of ventilation. We offer plenty of variation of both styles of windows.
GARDEN WINDOWS

Garden windows extend out from the house and generally have side vents and “an interior shelf which is perfect for plants or herbs. Our flexible design includes single hung side vents which open easily for ventilation. The window joints are designed to give maximum stability to withstand weight while still looking seamless. The bottom shelf provides a barrier against extreme temperatures which will protect your home from the heat or cold. Garden windows will also give the appearance of a larger room inside your house.

GARDEN WINDOW SPECIFICATIONS:

- Single Hung Side Vents
- One Adjustable Shelf
- White
- No Grid Options Available
LV Windows offers many glass options. Whatever your climate, we make it easy for you to choose the perfect glass for your home. The standard glass we offer is LoE²-270, or you can upgrade to LoE-366. You also have the choice of gray or bronze tinted glass and diffused glass. We have several styles to choose from and can match any diffused glass pattern on the market today.

**Why upgrade to LoE-366?**
Cardinal Glass Industries Inc. introduces the ultimate performance glass, LoE-366. LoE-366 provides the highest levels of year-round comfort and energy savings, for all climates. The secret? A triple layer of silver coating on the glass. This will protect your furniture, carpet, curtains and fabrics in the home as well as keep the heat and cold weather out. Energy-efficient windows will save you a bundle and help the environment at the same time.

Duralite® Spacer is the technology inside our Windows & Doors

Truseal is a cost-effective system offering superior thermal efficiency. Truseal insulates the frame & edge of glass 90% better aluminum spacer bars.

Bronze Tinted Glass

Gray Tinted Glass
LV Windows offers the unique look of grids to almost all of our windows. These pieces are aluminum and are permanently sealed between panes of insulating glass, which creates a smooth surface that is easy to clean. We have many different layouts to choose from. We offer 1" flat grids, or ¾" sculpture grids to create a polished look. Grids are available in white only.

**Personalize with Decorative Grids:**

- Victorian
- 6- Lite Prairie
- Custom (Equally Divided)
  Additional patterns available
- 9- Lite Prairie
- 1" Sculpture
- ¾" Sculpture
- Colonial
  (Standard)
ADDRESS: 320 North Third Street
APPLICANT: Maggie Thai, Fortress Development Inc
PROPERTY OWNER: Trung Ho
PROJECT TYPE: This application is for a new one-story single-family residence and a one-story addition to an existing single-family residence.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new one-story single-family residence and a one-story addition to an existing single-family residence. The property is located east of North Atlantic Boulevard and south of Alhambra Road. The existing single-family residence at the front of the subject lot is a one-story craftsman bungalow. The street-facing elevation of the front house will not be altered. The new addition to the front house includes an attached two-car garage and a utility room. The finishes and style of the new work are generally consistent with the existing architecture.

The new one-story single-family residence will be located at the rear of the property. The project proposes to emulate the same craftsman architecture with similar details which include a synthetic lap siding and window trim on the west elevation. The only inconsistency is seen in the proposed roof tile which is shown as a concrete Eagle Roof tile in a Capistrano barrel roof style. Given the craftsman architecture in the street-facing home, an asphalt shingle or a flat profile concrete tile would be more appropriate.

RECOMMENDATION: Recommendation is for approval with the condition that the digital materials board shall be updated to accurately depict the use of asphalt shingles for the proposed roofs as well as the proposed fiber cement lap siding.
UNDOCK SCHEDULE

WALL SCHEDULE

DOOR SCHEDULE

PROPOSED SINGLE STORY RESIDENCE

floor plan

scale 1/8"=1'-0"
EXISTING SINGLE story residence

adjacent single story residence

adjacent single story residence

adjacent single story residence

adjacent single story residence

EXISTING SINGLE story residence

EXISTING 2 car garage

adjacent apartment complex

2 unit development
320 N 3RD STREET  ALHAMBRA, CA 91801

site pictures
ROOF: CONCRETE TILE ROOF
EAGLE ROOFING PRODUCTS
CAPISTRANO 506 VALLEJO RANGE

ENTRY DOOR:
THERMA THRU FIBERGLASS DOORS
CLASSIC CRAFT AMERICAN FIBERGLASS DOOR
WHITE

GARAGE DOOR:
AMARR LINCOLN SERIES

STUCCO
LA HABRA ACRYLIC BASED STUCCO
DOVE GREY X-40

PAINT
FASCIA / BARGE / WINDOW TRIM
BEHR PAINTS
WHITE

WINDOWS
MILLARD WINDOWS - TUSCANY
VINYL - WHITE

2 unit development
320 N 3RD STREET  ALHAMBRA, CA 91801
ADDRESS: 204 Palatine Drive  
APPLICANT: David Angelo, David Angelo & Associates  
PROPERTY OWNER: Michael Chang  
PROJECT TYPE: This application is for a new two-story single-family residence with a detached garage on a vacant lot.  
PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application was last heard at the August 23, 2022, Design Review Board meeting and was continued due to the absence of the applicant. It proposes a new 2,721 square foot, two-story single-family residence with a detached garage. The vacant lot is an upslope property off Palatine Drive, located south of Huntington Drive and north of Poplar Boulevard.

The overall massing of the house is well articulated with reasonable proportions. Since the property is an upslope lot, the mass is mitigated by virtue of the topography. Furthermore, the top two levels are set back from the bottom level. The design uses a mid-century modern architectural style with detailing that includes aluminum frame windows, engineered vertical wood siding, and a clear glass railing. The overall design is acceptable, with classic attention given to the continuation of ceiling finishes extended to the cantilevered overhangs. Exposed glue lam beams are also part of this current interpretation of classic detailing. A conceptual landscape plan has been provided and is acceptable; however, a more thorough review will occur during the building plan check.

RECOMMENDATION: Recommendation is for approval with the condition that MWELO-compliant landscape documents be submitted at the time of building plan check submittal.
GENERAL NOTES

KITCHEN: ALL INSTALLED WATTAGE OF LUMINAIRES IN KITCHEN SHALL BE HIGH EFFICACY.

BATHROOMS, GARAGE, LAUNDRY ROOM, AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR.

OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. CLOSETS LESS THAN 70 S.F. ARE EXEMPT FROM THIS REQUIREMENT.

OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (WITH OVERRIDE.

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.

HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
West (Front) Elevation
204 Palatine DR Alhambra, CA 91801

proposed materials

ALUMINUM FRAME: MANUFACTURER - FLEETWOOD
SERIES: 1070
COLOR: DARK GREY

WINDOWS/DOORS
GLASS RAILING
MANUFACTURER - PPG
MANUFACTURER - C.R. LAURENCE
ICC#3269
SURFACE MOUNT SHOE
05 7310 GRS WET GLAZE RAILING SYSTEM

REDWOOD SIDING:
VERTICAL SIDING, T&G - CLEAR FINISH

CMU WALLS:
BROWN SPLIT FACE

ALUMINUM FRAME:
SECTIONAL DOOR
DARK BROWN - SATIN, CLEAR GLASS - TEMPERED

CABLE RAILING SYSTEM:
CRL Brushed Stainless Steel 1.9” Outside Diameter Schedule 40
“Welded” Post Railing System for Use with Cable Infill Panels
Catalog Number: PRC154BS
Finish: BRUSHED STAINLESS

CMU WALLS:
VERTICAL SIDING, T&G - CLEAR FINISH

ALUMINUM FRAME:
SECTIONAL DOOR
DARK BROWN - SATIN, CLEAR GLASS - TEMPERED

CABLE RAILING SYSTEM:
CRL Brushed Stainless Steel 1.9” Outside Diameter Schedule 40
“Welded” Post Railing System for Use with Cable Infill Panels
Catalog Number: PRC154BS
Finish: BRUSHED STAINLESS

STUCCO WALLS:
LIGHT GRAY - SMOOTH

STAINED GLU-LAM BEAM

DOWNSPOUT & GUTTERS:
METAL, DARK BROWN - SEAMLESS

STAINED GLU-LAM BEAM

EAVE FASCIA:
1X REDWOOD - CLEAR FINISH

EXTERIOR FLOORS:
LIGHT GRAY CONCRETE

GLAZING:
LOW E
CLEAR GLASS - TEMPERED

GLAZING:
LOW E
CLEAR GLASS - TEMPERED
ADDRESS: 1800 South Marguerita Avenue
APPLICANT: Yang Wang, Yang Architect Inc.
PROPERTY OWNER: Xiaoling Yu
PROJECT TYPE: This application is for a new 2,579 square foot two-story single-family residence with an attached three-car garage.
PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application was last heard at the May 9, 2023, Design Review Board meeting and was continued to allow for redesign. It proposes a new 2,579 square foot two-story single-family residence with an attached three-car garage. The site is located on Marguerita Avenue, south of Valley Boulevard and north of the 10 Freeway. The applicant has worked with Staff to improve the overall design that uses an interpretive Spanish architectural style with a clay tile roof, exposed rafter tails, and hung windows. In the immediate neighborhood, there are good examples of authentic Spanish architecture; therefore, the proposed style is appropriate.

The design has improved; however, the degree of modulation in the building mass remains minimal. An example of this is at the front entry condition where there is an opportunity for the shed roof to engage in significant modulation at the second floor. Instead, the ridge of the shed roof continues uninterrupted. In similar fashion, much of the roofline separating the first and second floors is dimensionally shallow, which is less effective at mitigating the overall mass of the building. A conceptual landscape plan has been provided; however, a more thoughtful design should be developed to relate to the structures on the property. A more thorough review will also occur during Plan Check for MWEOLO compliance. There is still revision needed to improve aspects of the design.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. The applicant shall resolve issues of building modulation and scale with the City Architect prior to building plan check submittal; 2. A more complete landscape design and any MWEOLO-related documents shall be provided for review; and 3. If consensus is not
reached with the City Architect, the applicant shall return to the Design Review Board under the same application.
YANG ARCHITECT

1. The building shall be designed and constructed in accordance with the latest edition of the International Building Code.
2. All exterior materials shall be selected and used in accordance with the latest edition of the International Building Code.
3. The building shall be designed and constructed in accordance with the latest edition of the National Electric Code.
4. All mechanical systems shall be designed and constructed in accordance with the latest edition of the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) handbook.
5. The building shall be designed and constructed in accordance with the latest edition of the American Society of Civil Engineers (ASCE) handbook.

Legend:
- = Proposed
- = Existing
- = New
- = Size
- = Area
- = Volume
- = Height
- = Foot
- = Square Foot
- = Cubic Foot

Table:

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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<tbody>
<tr>
<td>Existing</td>
<td>123 sq ft</td>
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<tr>
<td>New</td>
<td>456 sq ft</td>
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<tr>
<td>Proposed</td>
<td>789 sq ft</td>
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</tbody>
</table>

Note: All dimensions and areas are approximate and may vary depending on site conditions.
WEST ELEVATION
SCALE 1/4" = 1'-0"

SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EAST ELEVATION
SCALE 1/4" = 1'-0"

NORTH ELEVATION
SCALE 1/4" = 1'-0"

NOTE:
The proposed architectural style for the main house and ADU is Spanish Colonial Revival style.