

MINUTES
REGULAR MEETING OF THE DESIGN REVIEW BOARD MEETING
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF GLENDALE, CA

Thursday, February 13, 2025

Meeting called to order at 5:08 p.m. in MSB Room 105, 633 E. Broadway.

1. ROLL CALL:

Present: Kaskanian, Lockareff, Welch

Absent: Simonian

Community Development Department Staff: Aileen Babakhani, Eric Ji, Milca Toledo,
Erik Krause

Public Works Staff: Jose Munoz

2. REPORT REGARDING POSTING OF THE AGENDA:

The Agenda for the February 13, 2025, Regular Meeting of the Glendale Design Review Board was posted on the City's website on February 6, 2025, and on the Bulletin Board outside City Hall on February 10, 2025.

3. APPROVAL OF MINUTES:

- a. Approval of Design Review Board Minutes from January 23, 2025.
Continued to the next DRB meeting.

4. ELECTION OF CHAIRPERSON:

Board member Danielle Lockareff nominated Joseph Kaskanian for chair and Board member Chris seconded the motion. Vote 3-0.

5. ORAL COMMUNICATIONS: None.

6. BOARD/COMMISSION MEMBER COMMENTS: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS:

- a) **2971 Saint Gregory Road**
Design Review No. 003745-2024

Speaking on the item: Artem Golestian, architect/applicant
Jon Wong, owner
Laura Wong, owner

Palma Vincenti, speaker
Narciso Solanto, speaker
Richard Coppola, speaker
Narciso Solanto, speaker

Motion: Approved with Conditions (Record of Decision attached)
Moved by: Lockareff
Second: Welch

Vote as follows:

Ayes: Kaskanian, Lockareff, Welch
Noes: -
Absent: Simonian
Abstain: -

b) 906 Whitehaven Terrace
Design Review No. 004129-2024

Speaking on the item: Harry Akopian, architect
Mike Mazmanian, owner
Talin Mazmanian, owner
Martin Galstyan, speaker
Vigen Tovmassian, speaker
Mike Michaelian, speaker
Susan Michaelian, speaker
Argineh Derhartonian, speaker
Harry Akopian, speaker
Suzi Tovmassian, caller
Vartan Avan, caller
Ani Grigorian, caller
James Hakopian, caller

Motion: Approved with Conditions (Record of Decision attached)
Moved by: Lockareff
Second: Welch

Vote as follows:

Ayes: Kaskanian, Lockareff, Welch
Noes: -
Absent: Simonian

Abstain: -

**c) 1015 North Central Avenue
Design Review No. 002652-2023**

Speaking on the item: Aram Alajajian, applicant/architect
Francesca Smith, caller
Damian Sullivan, caller
Victoria Maran, caller

Motion: Approved with Conditions (Record of Decision attached)
Moved by: Lockareff
Second: Welch

Vote as follows:

Ayes: Kaskanian, Welch
Noes: -
Absent: Simonian
Abstain: Lockareff

9. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES: None.

10. ADJOURNMENT: 8:36 p.m.

Joseph Kaskanian
Chair

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 13, 2025

DRB Case No. PDR-003745-2024

Address 2971 Saint Gregory Road

Applicant Cenmill, Inc.

Project Summary:

To construct a new 2,872 square-foot, two-story single-family residence with an attached two-car garage and a new pool on a 13,765 square-foot hillside, vacant lot with an average current slope of approximately 38 percent, located in the R1R-II (Restricted Residential - Floor Area Ratio District II) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff	X		X			
Kaskanian			X			
Simonian					X	
Welch		X	X			
Totals			3	0	1	
DRB Decision	Approved with conditions					

Conditions

1. Update the landscape plan to accurately show the appropriate location of the new oak trees as required by Urban Forestry.
2. Prepare a Tree Protection Plan to comply with the Urban Forestry's requirements and obtain an Indigenous Tree Permit and Street Tree Permit from the Maintenance Services Division (Urban Forestry).
3. Restudy the location of the walls for the proposed development in an effort to preserve more protected trees.

Determination of Compatibility: Site Planning

The project's **site planning** is appropriate, as modified by conditions, to the site and its surroundings for the following reasons:

- The proposed two-story house follows the site's topography, which slopes down from the street frontage. The proposed L-shaped building footprint along with the rear pool deck is appropriately integrated into the down-sloped terrain with respect to the multiple protected indigenous trees located on the site and within 20 feet of the site.
- The new house meets the required interior and street front setbacks and provide a minimum of 15'-3" street front setback.
- The site and its vicinity contain twenty-nine (29) protected indigenous oak trees. The proposed development aims to minimize impact on these trees. The project must comply with the protective measures required by Urban Forestry and the mitigation measures of the Indigenous Tree Report, provided by the applicant. A condition of approval is added to restudy the location of the walls for the proposed development in an effort to preserve more protected trees. As proposed, ten (10) live and two (2) dead oak trees will need to be removed. The project will protect seventeen (17) remaining oak trees. Urban Forestry has reviewed the proposal and supports the removal of the oak trees and requires the planting of seven (7) new coast live oak trees. Additionally, the applicant is required to pay in-lieu fees for offsite tree replacement.
- New drought-tolerant landscaping is proposed that complements the building design. A condition of approval requires the landscape plan to be updated to accurately show the appropriate location of the new oak trees as required by Urban Forestry.
- The design and location of the attached two-car garage and driveway with decorative stamped concrete finish and a minimum length of 18'-2", are compatible with the overall design concept and neighborhood context.
- New board-formed concrete retaining walls with the maximum height of 5 feet are appropriately designed and located.

The project's **massing and scale** are appropriate to the site and its surroundings for the following reasons:

- The mass and scale of the proposed 2,872 square-foot, two-story house with an attached two-car garage, rear terraces, and pool deck are appropriate to the site and relate to the surrounding context of one, two, and three-story homes of various architectural styles.
- The design presents appropriate proportions and transitions in mass and scale, and it is integrated well into the down-sloped topography and follows the natural terrain.
- The distinction of wall finishes and colors, along with the proposed step backs and hipped roofs with a 3:12 pitch, help the building to visually blend with the existing site and its neighborhood. Furthermore, due to the site's down-sloping topography, the

new house will have a minimal visual impact from the street, with only the top floor of the house will be partially visible from the street.

- The mass and scale of the design reinforce a contemporary architectural concept with appropriate proportions and transitions.
- The proposed roof consists of the hipped roofs with 3-feet in 12-feet pitch, reinforcing the design concept. The house will have an overall height of 32 feet and 5 inches (32'-5") which is less than the maximum allowed 35'-0" height limit in the R1R zone for the houses with pitched roofs of a minimum 3-feet in 12-feet.

Determination of Compatibility: Design and Detailing

The project's **design and detailing** are appropriate to the site and its surroundings for the following reasons:

- The architectural details and colors reinforce the proposed contemporary architectural concept and meet the intent of the City's Hillside Design Guidelines. The proposed exterior materials include an appropriate color distinction consisting of light and dark grey (smooth stucco finish/concrete) and natural-color composite wood siding.
- The location and design of the front entry and steps are well integrated into the design and reinforce the proposed design concept.
- The proposed fenestration complements the design concept and features recessed black color anodized aluminum windows with an appropriate combination of casement, horizontal sliding, and fixed operation without exterior sill and frame.
- The proposed house will not create privacy conflicts with the surrounding neighbors since there are no direct views from windows of public rooms and outdoor areas to neighboring homes on north, south, and west sides. Additionally, there are significant distances and landscaping buffers between the proposed house and neighboring homes.
- The design and location of gutters and downspouts are appropriate to the design. New air-conditioning units and trash storage bins are located away from public view.
- The proposed design and placement of the light fixtures on the front façade are appropriate to the overall design. No exterior light fixtures are proposed for the rear and side facades.

DRB Staff Member Aileen Babakhani, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the **15-day appeal** period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 13, 2025

DRB Case No. PDR-004219-2024

Address 906 Whitehaven Terrace

Applicant Harry Akopian

Project Summary:

The applicant is requesting approval to add an 1,865 square-foot (SF) two-story addition and change the architectural style of the existing 1,938 SF single-story single-family residence with an attached 3-car garage constructed in 1973 on a 11,770 SF interior lot in the R1R-III (Restricted Residential Zone, Floor Area District III).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff	X		X			
Kaskanian			X			
Simonian						
Welch		X	X			
Totals			3	0		
DRB Decision		Approve with conditions.				

Conditions:

1. Restudy the design to reduce the massing and scale of the second-story volume, ensuring it follows the topography and eliminates the cantilevered structure, while extending the volume toward the street frontage.
2. Remove the second story balcony.
3. Plant live vegetation of appropriate height along the rear and side of the property for privacy screening.
4. Modify the design of the second-story volume to create better proportions and reduce the prominence of the entryway.

5. Simplify the roof design by reducing the variation of roof forms to achieve a more proportional look in harmony with the overall home.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The condition to eliminate the cantilevered design and pushing the second-story volume towards the street will take the site's topography into consideration by restricting the addition to follow the topography.
- Mechanical equipment and trash enclosure areas are screened behind the fence and gate on the eastern side yard of the residence.
- The new retaining walls will feature landscaping to minimize the visual impact of the retaining walls.
- The project plan proposes to extend the existing deck towards the rear which will be closer in line with the neighboring deck.
- The existing driveway will be replaced with a new decorative permeable paving in the same footprint and slope.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The neighborhood consists of both one and two-story residences. The immediate west adjacent neighbor's two-story residence is compatible with the proposed two-story addition.
- The proposed design change from the existing Ranch style to contemporary farmhouse design features variations of roof forms and breaks in the facade to minimize the visual impact from the street.
- The condition to reduce the massing and scale of the second story volume, eliminating the second story balcony, and cantilevering design will create a proportional massing that visually fits into the surrounding context.
- The condition to redesign the roof plan to reduce the variations will create a proportional roof form for the structure.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project incorporates design details that are complementary to the contemporary farmhouse style of the single-family dwelling, such as limestone veneer, board and batten siding, and smooth stucco finish throughout the house.
- The project proposes to utilize high-quality materials that reinforces the design of the home such as the aluminum clad wood windows, multi-width slate tile roof, stainless steel chimney cap, wooden door, ornamental wooden moldings, trims, corbels, and fascia, and lantern sconces.
- The new driveway will feature cobblestone paving and concrete paving with turf and limestone paving for the walkway to enhance the curb appeal of the property.
- The condition to eliminate the second story balcony and planting of live plant materials along the rear and side property will help mitigate privacy impacts to the adjacent properties.
- The condition to redesign the entry will eliminate the monumental entry design.

DRB Staff Member Eric Ji, Planning Associate

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 13, 2025

DRB Case No. PDR-002652-2023

Address 1015 N. Central Ave.

Applicant Aram Alajajian, Anoush Khachekian, &
Tigran Grigoryan

Project Summary:

The applicant is proposing an interior and exterior remodel of the existing church, The Armenian Apostolic Church of Glendale (A Parish under the Western Diocese of the Armenian Church of North America). The approximately 7,880 SF, two-story building has been used as a church since its construction circa 1941. The proposed project includes a 987 square foot (SF) addition to the existing church building located within the street front setback, consisting of a main and prayer altar, a backstage area behind the main altar and a baptismal area, and removal and replacement of the existing church tower with new domes/bell towers. Also, the project proposes to construct a new detached, 1,156 SF accessory building (outdoor altar), construct multiple 24-ft. high columns and arched architectural elements and an 18-ft. high entry gateway all within the new outdoor courtyard, and construct new perimeter fence(s)/gate(s) on the 1.2-acre site located in the R-1250 (High Density Residential) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff		X				X
Kaskanian			X			
Simonian					X	
Welch	X		X			
Totals			2	0		
DRB Decision	Approved with conditions					

Conditions:

1. Clearly depict planters in the City's parkway in the public-right-of-way and introduce new street trees in this area to the satisfaction of the City's Urban Forestry section and in compliance with their comments dated February 2, 2024.
2. Identify an appropriate trash location on site.
3. Submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, for staff review and approval prior to plan check submittal.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The building footprint of the existing church will not significantly change as a result of the proposed expansion to the existing building and its proximity to surrounding uses. The proposed site improvements strengthen and enhance the street edge, providing landscaped planter areas facing Central Avenue, Fairview Avenue and Glenoaks Blvd.
- The proposed expansion is located facing both Central Avenue to the east and Glenoaks Blvd., to the south and the interior courtyard to the west, and the new outdoor altar is located towards the southern portion of the lot, fronting W. Glenoaks Blvd., adjacent to the existing church building. Also, new landscaping is proposed between the building and the street rights-of-way and within the outdoor courtyard, appropriate to the site and the neighborhood.
- New 24-ft. high columns and arched architectural elements flank the east and west sides of the outdoor courtyard. The cross-shaped layout in the courtyard features concrete step stones dividing the area into four landscaped sections and an olive tree(s). Also, the proposed 18-ft. high entry gate on the north side of the courtyard and new perimeter fences appropriately complement the site and the building.
- Access to the existing parking lot will remain in its current form. No changes are proposed to the parking area nor the existing driveways on the north and south sides.
- As conditioned, the project will be required to comply with the City's Urban Forestry conditions (dated February 2, 2024) and provide new street trees within public right-of-way. The new street trees will help soften the building from the street and improve the pedestrian experience.
- Mechanical equipment (a/c) is proposed on a flat portion of the roof, towards the north portion of the building and screened by a building wall (designed as a gable). However, a trash room is not clearly depicted on the site plan. A condition is included to identify an appropriate trash area location on-site.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The massing of the project is consistent with the other churches in the area, including the existing church located east of the subject site. The architectural concept is consistent along all elevations, which is paramount given that the building will be visible from all sides. The buildings feature architectural elements appropriate to and consistent with the architectural concept, appropriate to the site and the neighborhood.
- From Central Avenue and Glenoaks Blvd., the building's mass is mitigated through the use and application of cladding materials, architectural details and elements, complementary and unique to the church. The site's location, adjacent to a wide roadway, provides extra visual space on and around the buildings appropriately reduce potentially overwhelming building mass. The main entry to the church building is appropriately located at the northeast corner, oriented toward Central Avenue, and the main entry to the outdoor courtyard is featured on the north side of the

site, facing Fairview Avenue. Overall, the mass and scale of the buildings are appropriate to the site and the neighborhood.

- The exterior façades of the buildings are primarily composed of travertine stone, and sloped metal roofs, dome-shaped roof forms, and transparent elements and windows. The massing is broken up by recessed building forms, breaks in wall planes, window treatment, and color combination, which helps avoid long horizontal facades and minimizes a boxy outline especially along the east, north and south facades where the buildings (i.e., the church and the outdoor altar) are most visible.
- The proposed palette of materials (e.g., limestone and basalt cladding, pitched and octagonal (metal) roof forms, glazing, and warm accent colors helps reinforce the reading of different volumes and appropriately articulates the building exterior walls of the buildings.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The design and architectural style of the church is inspired by and based on traditional Armenian architecture. The buildings feature high quality exterior finishes, including smooth steel trowel stucco walls combined with limestone stone-cladded exterior walls and basalt stone-cladded base, stained (leaded) glass art, metal roof and dome (bell) towers. Overall, the architectural details and building finishes appropriately reinforce the design of both the church and the outdoor altar.
- As conditioned, the applicant shall submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners are to be provided for staff review and approval prior to plan check submittal.
- The proposed windows and doors with anodized aluminum finish are appropriate to the design of the church and consistent with other buildings in the area.

DRB Staff Member Milca Toledo, Senior Planner

Notes:

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conformance with approved plans by the Design Review Board must be on file with the Planning Division.