

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

Thursday, November 14, 2024

Meeting called to order at 5:05 p.m. in MSB Room 105, 633 E. Broadway.

1. ROLL CALL:

Present: Lockareff, Simonian, Welch

Absent: Kaskanian

Community Development Department Staff: Dennis Joe, Aileen Babakhani, Milca Toledo

2. REPORT REGARDING POSTING OF THE AGENDA:

The Agenda for the November 14, 2024, Regular Meeting of the Glendale Design Review Board was posted on the City's website on November 7, 2024, and on the Bulletin Board outside City Hall on November 11, 2024.

3. APPROVAL OF MINUTES:

- a. Approval of Design Review Board Minutes from October 24, 2024.
Delayed till next meeting.

4. ORAL COMMUNICATIONS: None.

5. BOARD/COMMISSION MEMBER COMMENTS: Chair Danielle announced that former Board Member Tchaghayan would be stepping down from the board and expressed gratitude for her contributions. Board Member Welch also extended thanks for her dedicated service.

6. OLD BUSINESS: None.

7. NEW BUSINESS:

**a) 589 Arch Place
DRB Case No. 03227-2024**

Speaking on the item: Danny Manasserian, consultant
Janise Escobar, neighbor
Janet Travis, neighbor
Larry Travis, neighbor
Sevan Bakhshi, neighbor

Lindsay Sahbly, neighbor
Vartan Jangozian, designer

Motion: Return for Redesign (Record of Decision attached)

Moved by: Welch
Second: Simonian

Vote as follows:

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

**b) 1301-1303 North Pacific Avenue & 501 Glenwood Road
DRB Case No. 003531-2024**

Speaking on the item: Henry Abrari, owner
Armen Kazanchyan, applicant/architect
Eddy Allahverdian, neighbor
Nona Tsugunyan, neighbor
Edvin Nahapetian, neighbor
George Sarkissian, neighbor
Manook Khachatourian, neighbor
Alex Ramirez, caller
Austin Smith, caller
Melissa Manning, caller
Nora Asatraian, caller
Preny Sarkissian, caller

Motion: Approved with Conditions (Record of Decision attached)

Moved by: Simonian
Second: Welch

Vote as follows:

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

c) 2943 Oakmont View Drive

DRB Case No. 003553-2024

Speaking on the item: Artin Grigori, designer
Hayk Alexsanians, owner
Robert Teroganesyan, caller
Armine Andranian, caller

Motion: Approved with Conditions (Record of Decision attached)

Moved by: Simonian

Second: Welch

Vote as follows:

Ayes: Lockareff, Simonian, Welch

Noes: -

Absent: Kaskanian

Abstain: -

8. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES: None.

9. ADJOURMENT: 7:51 p.m.

Danielle Lockareff
Chair

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 14, 2024 **DRB Case No.** PDR-003227-2024

Address 589 Arch Place

Applicant Vartan Jangozian

Project Summary:

To construct a new 3,285 square-foot, two-story single-family residence with an attached two-car garage on a 13,053 square-foot hillside, vacant lot with an average current slope of approximately 74 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			
Kaskanian			X		X	
Simonian		X	X			
Welch	X					
Totals			3	0	1	
DRB Decision		Return for Redesign				

Conditions:

1. Update the landscape plan to comply with the Urban Forestry's requirements and obtain an Indigenous Tree Permit and a Street Tree Permit from the Maintenance Services Division (Urban Forestry).
2. Add a horizontal decorative band between two floors on the side façades for a better color distinguishment between the first and second floor and to appropriately terminate the proposed different stucco colors.
3. Relocate the trash bin enclosure to a new location out of public view, and outside of the required 15-foot street front and 10-foot interior setback.
4. Reduce the size of the proposed house by eliminating the ground-level cantilever at the rear façade and redesign the rear façade to reduce the mass and scale.

5. Modify the location of the proposed attached garages by pushing them towards the hillside, minimize their length, and expand the driveway to create adequate and usable space on the driveway for temporary parking of vehicles of occupants and guests.
6. Wrap the stone veneer wainscot around the corner of the side facades appropriately and update the distribution and transition of the exterior materials and colors, particularly at the rear façade to be more appropriate to overall design and help reduce the massing.
7. Provide a grading plan.

DRB Staff Member Aileen Babakhani, Senior Planner

Notes:

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after **180 days** following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date Nov. 14, 2024

DRB Case No. PDR-003531-2024

Address 1301-03 N. Pacific 501 Glenwood Rd.

Applicant Armen Kazanchyan

Project Summary:

The project involves the demolition of three existing residential dwelling units (triplex) and a detached garage (built circa 1946). The 10,700 square-foot lot is located on the northwest corner of North Pacific Avenue and Glenwood Road. The proposed residential development consists of a new three-story, 14-unit multi-family residential housing project totaling 11,241 square feet over a one-level, semi-subterranean parking structure containing 19 residential parking spaces (inclusive of 8 tandem spaces). The project will provide two (2) affordable units reserved for rent to very-low income households. The project site is located in the R-1650 (Medium-High Density Residential) zone.

Design Review:

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

Conditions:

1. That the colors and materials shown on the revised (colored) renderings presented at the DRB meeting supersede the elevations, and submit revised colored elevations, including a revised color and material palette, corresponding to the revised renderings for staff review prior to plan check submittal.
2. Show site lighting and fixtures on the building limited to the main entry and patio doors.
3. Identify gutters and downspouts on the building painted to match the adjacent wall color.
4. Submit window sections depicting a typical opening in a stucco clad wall and siding clad wall.
5. Submit a window schedule consisting with the City's window handout.

6. Provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners for staff's 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 project is consistent with the irregular shape of the lot. It is designed as one building in which its footprint is consistent with the shape of the lot. The building is appropriately setback from the property lines, especially from the north side adjacent to single-family residential zone. Reduced front setback (facing Pacific Avenue) was approved under the Density Bonus requested associated with this project.
- The proposed development strengthens and enhances the street edge and the site's prominent corner location by providing landscaped planters facing the street especially along the south and east sides.
- The proposed open space located on the north side of the property, accessible to all residents provides a variety of seating areas complemented by landscaped planters, while maintaining appropriate privacy levels for adjacent residential units.
- Raised planters over the underground parking structure are distributed throughout the ground level. The planters are sized to allow for planting to grow to maturity. In- ground planting and trees are provided where possible including the common areas, and hardscape materials including concrete paving in running bond paver with color mix, and integrated seating are also design features.
- The design and materials of the proposed site gates, metal railings, and CMU angelus block (split face) fences/walls are compatible with the building design. Also, an approximately six-foot high CMU wall is featured on the property along the north side and metal railing is proposed and incorporated into the building design (e.g., building entry, balconies/patios). The design and materials of the fence/wall are compatible with the building design.
- Vehicular access to the residential parking garage is via a gated two-way driveway on the northeast side along N. Pacific Avenue, providing access to one-level of an underground parking containing 19 parking spaces.
- Trash room and transformer are located below grade in the parking level, effectively screened from public view. Site lighting and lighting on the building should be depicted on the drawings. Conditions are included by the Board to 1) show site lighting and light fixtures on the building limited to the main entry and patio doors, and 2) identify gutters and downspouts on the building, painted to match the adjacent wall color. If the project proposes an internal drainage system, submit a detail.

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 new three-story (36-foot high) structure will provide appropriate setbacks given the site's prominent corner location and its relationship to surrounding buildings. The ground floors are appropriately setback from the street front and side property lines, providing appropriate massing relief for the site, adjacent buildings, especially single-family developed to the north, and the overall neighborhood.
- The massing is broken up by recessed building forms, breaks in roof and wall planes, window patterning, and cladding material. This helps avoid long horizontal facades and minimizes a boxy outline. The larger mass of the building is oriented toward Glenwood Road consistent with and complementary to existing multi-family buildings on the immediate street block. The south elevation (facing Glenwood Road) is appropriately broken up with checkered and terraced design patterns and recessed balconies. Additionally, the building provides appropriate massing relief and setback, especially along the north side adjacent to single-family development. Overall, through the use of different cladding materials, colors, fenestration, balconies, recessed forms, setback, etc., holistically it gives the project additional texture and relief to the overall mass.
- The proposed palette of materials (e.g., stucco, siding, and fenestration) and variety of colors help to reinforce the reading of different volumes, and articulates the building. The building's massing and articulation reflects the development pattern of the neighborhood and provides appropriate massing relief especially facing the street. As conditioned by the Board, the color palette and materials shown on the revised renderings and presented at the DRB meeting will supersede the elevations.
- The flat roof design combined with sloped metal roof, building mass and proportions are consistent with the contemporary style of the building and the neighborhood context.

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 new building features a contemporary design that employs a variety of forms, volumes and mix of colors and materials for architectural effect. The building's proportions are appropriate and relate well to the site and the neighborhood, especially along the street-facing facades. The east and south elevations facing the street are appropriately articulated through the use of color, fenestration, cladding, and roof design, complementing the site and the neighborhood. Overall, the building's colors, finishes and details complement the site, the building's contemporary design, and the neighborhood, providing visual interest. A condition is included to provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners for staff's review and approval prior to plan check submittal.
- The proposed materials include a variety of finishes, which help reinforce the building's overall contemporary design. The project features two types of metal cladding, accent golden color Hardie horizontal (plank) siding, and dark bronze (aluminum) windows and doors.
- The proposed windows are appropriate to the design of the building and the neighborhood in terms of their material, operation and overall appearance. The project features, dark bronze aluminum windows and doors. And windows will be casement, fixed and slider operation. A condition is included to submit window sections depicting a

typical opening in a stucco-clad wall and siding clad wall and submit a window schedule consistent with the City's window handout.

- The building's main front entrance is well integrated into the design, featuring a gated entry accessible from Pacific Avenue, complementary to the site and the neighborhood. Additionally, access to the individual units on the upper levels are provided by exterior open common corridor/walkway along the north side.
- The proposed contemporary architectural style of the project is appropriate to the site and the neighborhood. The design of the building includes an emphasis on rectangular shapes and voids, rooflines, appropriate materials and finishes, and transparent elements, which are consistently applied and complementary to the style of the building.

DRB Staff Member Milca Toledo, 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 projects 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 November 14, 2024

DRB Case No. PDR-003533-2024

Address 2943 Oakmont View Drive

Applicant Artin Grigori

Project Summary:

Applicant is proposing to construct a new 3,657 square-foot, two-story, single-family dwelling with an attached 697 square-foot garage on a 9,778 square-foot vacant lot, zoned R1R (FAR District III) Zone.

Design Review:

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

Conditions:

1. That the wood-like composite horizontal siding at the garage door match the application, dimensions, and exposure height of the siding elsewhere on the building.
2. Decorative paving elements (such as brick, stone, stamped concrete) are to be provided at the driveway to enhance the curb appeal of the property as viewed from the street and to comply with Zoning Code standards.
3. Revise drawings to show proposed locations of light fixtures for staff review and approval prior to plan check submittal.

Considerations:

1. Consider revising the north elevation of the buiding's design to include architectural embellishments, such as clerestory windows to avoid the appearance of a elongated blank wall.

2. Consider revising design of the front entry door with a bronze-color metal door to enhance the appeal of the building's Modern design.

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 project takes the site's topography into consideration, as the proposed single-family dwelling will be centrally and primarily located above the flat area that was previously graded during the neighborhood's development.
- The project introduces down-sloped retaining walls at the front and northern interior yards, extending as high as five feet, which complies with the maximum height specified in the Zoning Code.
- The new single-family dwelling is designed with a street facing attached garage and is complementary to the garage pattern of the immediate neighborhood.

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 project's proposed two-story mass and scale is appropriate of the immediate context which consists of two-story single-family dwellings.
- The building relates well with the existing topography because the dwelling will be located predominately at areas on the site previously graded with a flat pad and the building's volumes follows the stepped terrain observed from the Oakmont View Drive.
- The proposed building avoids monumentality with the southern abutting property with a lower grade elevation because the second floor level is stepped away from the shared interior property line.

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:

- As conditioned, the project incorporates design details that are complementary to the modern style of the single-family dwelling, such as a wood-like composite horizontal siding (Millboard Enhanced Grain Ashwood) at various volumes and applied onto the garage doors, stone-like veneer (El Dorado stone cut coarse stone oyster), stucco, class A built-up roof and metal fascia.
- The windows throughout the new dwelling are of high quality and include dark anodized aluminum fixed windows and sliding doors.

- Decorative paving elements (such as brick, stone, stamped concrete) are to be provided at the driveway to enhance the curb appeal of the property as viewed from the street and to comply with Zoning Code standards.

DRB Staff Member Dennis Joe, Senior Planner

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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