

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

**Thursday, October 24, 2024**

---

Meeting called to order at 5:03 p.m. in MSB Room 105, 633 E. Broadway.

**1. ROLL CALL:**

Present: Lockareff, Tchaghayan, Welch  
Absent: Kaskanian, Simonian

Community Development Department Staff: Milca Toledo

**2. REPORT REGARDING POSTING OF THE AGENDA:**

The Agenda for the October 24, 2024, Regular Meeting of the Glendale Design Review Board was posted on the City's website on October 17, 2024, and on the Bulletin Board outside City Hall on October 21, 2024.

**3. APPROVAL OF MINUTES:**

- a. Approval of Design Review Board Minutes from October 10, 2024.  
Motion: Tchaghayan  
Second: Welch

**4. ORAL COMMUNICATIONS:** None.

**5. BOARD/COMMISSION MEMBER COMMENTS:** None.

**6. OLD BUSINESS:** None.

**7. NEW BUSINESS:**

**a) 1342 Elm Avenue  
DRB Case No. 003310-2024**

Speaking on the item: Lusine Karapteyan, owner  
Vardan Kasemyan, applicant  
Danny Manasserian, consultant  
Genaro Prado, speaker  
Shake Zargarian, speaker  
Ana Aharonian, speaker  
Ruben Sarkisian, speaker  
Patti Ring, speaker

Rudy Aharonian, speaker

Motion: Return for Redeisgn (Record of Decision attached)

Moved by: Welch

Second: Tchaghayan

Vote as follows:

Ayes: Lockareff, Tchaghayan, Welch

Noes: -

Absent: Kaskanian, Simonian

Abstain: -

8. **COMMUNITY DEVELOPMENT DEPARTMENT UPDATES:** None.
9. **ADJOURNMENT:** 6:15 p.m.

---

Danielle Lockareff  
Chair

# DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** Oct. 24, 2024      **DRB Case No.** PDR-003436-2024  
**Address** 1712 Glorietta Ave.  
**Applicant** Stephen Bodozian

**Project Summary:**

To demolish the existing, one-story, 1,246 square-foot (SF) single-family house (built in 1931) and construct a new, two-story, 3,100 SF single-family house with an attached 448 SF two-car garage on a 7,765 SF lot, zoned R1-II (Low Density Residential, Floor Area Ratio District II).

**Design Review:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian					X	
Simonian					X	
Tchaghayan		X	X			
Welch	X		X			
<b>Totals</b>			<b>3</b>	<b>0</b>		
<b>DRB Decision</b>	Returned for Redesign					

**Conditions:**

1. Restudy and reduce the building’s overall mass and scale, forms and proportions. Avoid an overwhelming presence facing the street, respecting adjacent homes as well as other modestly-scaled homes in the neighborhood. In doing so, reduce the building’s mass and scale by:
  - a. Pushing the garage further back in relation to the main (front) façade and the street, minimizing its prominence at the front.
  - b. Placing and pushing back the second floor further away from the street. And step back the second floor further from the ground level (all sides), especially at the front (facing the street) and east (left) side of the house.
  - c. Significantly reducing the ceiling height on the ground level.
  - d. Restudying the front porch columns, appropriately adjusting and balancing them.

2. Restudy the window material, design, operation, installation, etc., showing consistency throughout. And use a higher quality window material (e.g., fiberglass or aluminum clad), not vinyl.
3. To the extent possible, keep the existing driveway apron (curb cut) in its present form. If some widening of the existing apron is required by Public Works Engineering, minimize its width, avoiding an excessively large apron, and possibly preserving the existing street tree. Consult with the Public Works Engineering to determine driveway apron requirements. Also, reduce the width of the proposed driveway on-site while still providing reasonable and safe ingress to and egress from the on-site parking garage.

**Consideration:**

1. Consider adjusting the floor plan as a way to appropriately reduce the home's overall mass and scale.

**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 new house appropriately follows the site's topography. The proposed site plan reflects the lot's current topographical features/grading, with the new house proposed in generally the same location as the existing, but within an enlarged footprint that conforms to the building pad on the site.
- The new house will be accessible from Glorietta Avenue and driveway access will remain on the east side of the property. The proposed driveway apron and on-site driveway is too wide and introduces excessive paving at the front. As conditioned by the Board, to the extent possible, minimize the width of the driveway apron and the on-site driveway leading to the new garage.
- Overall, the building footprint location is appropriate to the site and the neighborhood as conditioned by the Board to push the garage further back from in relation to the main façade and the street, making it less prominent.
- New drought tolerant landscaping is proposed, appropriate to the site and the neighborhood.
- A covered porch is proposed at the front of the house and a new, 440 SF attached patio trellis is proposed at the rear of the house. Both the front porch and rear patio are appropriately located on the ground level, respecting the privacy of adjacent properties.

**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 proposed mass and scale, and proportions of the new building do not relate well to adjacent and surrounding one-story, modestly scaled homes in the neighborhood. Reduce the building's overwhelming presence facing the street, respecting adjacent and general neighborhood context. As conditioned by the Board, restudy and reduce the home's mass and scale and proportions, avoiding an overwhelming presence facing the street, and respecting adjacent homes as well as

