

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

Thursday, March 13, 2025

Meeting called to order at 5:09 p.m. in MSB Room 105, 633 E. Broadway.

1. ROLL CALL:

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

Community Development Department Staff: Dennis Joe, Jay Platt

2. REPORT REGARDING POSTING OF THE AGENDA:

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

3. APPROVAL OF MINUTES:

- a. Approval of Design Review Board Minutes from January 23, 2025.
Motion: Welch
- b. Approval of Design Review Board Minutes from February 13, 2025.
Motion: Welch
- c. Approval of Design Review Board Minutes from February 27, 2025.
Motion: Welch

4. ORAL COMMUNICATIONS: None.

5. BOARD/COMMISSION MEMBER COMMENTS:

6. OLD BUSINESS: None.

7. NEW BUSINESS:

**a) 5236 Maryland Avenue
Design Review No.**

Speaking on the item: Rodney Khan, applicant
Sara Shelton, Architect
Francesca Smith, speaker
Valerie Weich, speaker
Sose Simonian, speaker

Motion: Approved with Conditions (Record of Decision attached)

Moved by: Welch

Second: Kaskanian

Vote as follows:

Ayes: Halajian, Kaskanian, Simonian, Welch

Noes: -

Absent: Lockareff

Abstain: -

8. **COMMUNITY DEVELOPMENT DEPARTMENT UPDATES:** None.

9. **ADJOURMENT:** 6:42 p.m.

Joseph Kaskanian
Chair

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 13, 2025 **DRB Case No.** PDR-003828-2024

Address 117-121 East Fairview Ave.

Applicant Rodney Khan c/o Khan Consulting, Inc.

Project Summary:

To applicant is proposing to demolish seven buildings (constructed circa 1911, 1922, 1923 and 1924), and construct a new five (5)-story, 40,489 square-foot multi-family residential project with 36 residential units, featuring three (3) affordable units restricted to very low-income households and two (2) affordable units restricted to moderate income households ("Project") on a 18,260 square feet property, located in the "R-1250" - (High Density Residential) zone. Parking will be provided within an under-ground (subterranean) garage with 43 standard and 2 tandem parking spaces.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Halajian			X			
Kaskanian		X	X			
Lockareff					X	
Simonian			X			
Welch	X		X			
Totals			4	0		
DRB Decision		Approved with Conditions				

Conditions:

1. The common open space area in the northern interior yard should be enhanced with usable amenities, such as seating and/or a dog run, to improve the overall quality of the outdoor space for residents.
2. The windows throughout the building should be recessed, with window sills and stucco bullnose surrounds, to avoid a monotonous, flat wall surface at the elevations and to match the aesthetic depicted in the renderings.

3. Incorporate window and balcony detailing from the southern (front) elevation onto the western elevation, such as lintels, sills, and balcony trim details.
4. The 'S' clay roof tiles should be an 'aged red' color (or a similar color from another manufacturer if the Vera product is unavailable), as presented during the Design Review Board meeting, to reinforce the Spanish-style design.
5. The applicant should work with staff to differentiate the base of the building by using a separate color and/or material, in order to create the perception of a lower building and accentuate the front entry.

Considerations:

1. Reuse the existing landscape river rocks and stones on the site, incorporating them into the project's landscape design throughout.
2. Larger trees, those over 24-inch boxes, should be incorporated into the landscape design, specifically in the northern interior yards.

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 aligns well with the street front setbacks at 21-feet, 4-inches and 27-feet, 2-inches average at the ground level.
- As conditioned, the Project provides adequate amount of common and open space, featuring amenities like benches, seating areas, a fireplace, BBQ counters, and artificial turf throughout the property.
- The landscaping design complements the building at all required setback areas and includes a variety of moderate and low water California-friendly plants, such as, Marina Strawberry trees, Sweet Bay trees, Blue Flame Agave, Kangaroo Paws, Breeze Mat Rush and Deer Grass.

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 site is surrounded by 1- and 2-story commercial businesses (bank, retail, restaurants, etc.) to the south and west, a place of worship (St. Mark's Episcopal Church) to the north, and 2-story multi-family residences to the east. While the 5-story project is larger than the adjacent development, it incorporates a variety of architectural strategies to reduce the building's bulk. These include code-compliant interior setbacks of 14 feet (east, abutting multi-family residences), 16 feet (north, abutting St. Mark's Church), and 14 feet (west, abutting Citizens Business Bank), step-backs at elevations, recessed

balconies, Juliette balconies, and a variety of roof designs, including gabled, hipped, and flat, which vary in height as viewed from the interior facing elevations.

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 immediate neighborhood along Fairview Avenue features numerous multi-family dwellings in a variety of styles. The proposed style of the dwelling is well designed and will enhance the architectural quality of the surrounding area.
- As conditioned, the materials and finishes are appropriate to the design of the building, which includes smooth cement plaster, fabric awnings, metal gutters, metal railings at balconies, and decorative tile around entries ways at the ground level leading into shared corridors.

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.

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.