

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

Thursday, January 23, 2025

Meeting called to order at 5:07 p.m. in MSB Room 105, 633 E. Broadway.

1. ROLL CALL:

Present: Lockareff, Simonian, Welch

Absent: Kaskanian

Community Development Department Staff: Eric Ji, Roger Kiesel

2. REPORT REGARDING POSTING OF THE AGENDA:

The Agenda for the January 23, 2025, Regular Meeting of the Glendale Design Review Board was posted on the City's website on January 16, 2025, and on the Bulletin Board outside City Hall on January 20, 2025.

3. APPROVAL OF MINUTES:

- a. Approval of Design Review Board Minutes from December 12, 2024.

Motion: Welch

Second: Lockareff

4. ELECTION OF CHAIRPERSON: Continue to next meeting.

5. ORAL COMMUNICATIONS: None.

6. BOARD/COMMISSION MEMBER COMMENTS: None.

7. OLD BUSINESS: None.

8. NEW BUSINESS:

- a) **955 Avonoak Terrace**
Design Review No. 003535-2024

Speaking on the item: Dani Eshed, architect/applicant

Motion: Approved with Conditions (Record of Decision attached)

Moved by: Simonian

Second: Welch

Vote as follows:

Ayes: Lockareff, Simonian, Welch

Noes: -

Absent: Kaskanian

Abstain: -

**b) 1425 Beaudry Boulevard
Design Review No. 004139-2024**

Speaking on the item: Alek Zarifian, architect

Motion: Approved with Conditions (Record of Decision attached)

Moved by: Welch

Second: Simonian

Vote as follows:

Ayes: Lockareff, Simonian, Welch

Noes: -

Absent: Kaskanian

Abstain: -

**c) 1410 Greenbriar Road
Design Review No. 003793-2024**

Speaking on the item: Sako Marcoosi, applicant/architect

Motion: Approved with Conditions (Record of Decision attached)

Moved by: Simonian

Second: Welch

Vote as follows:

Ayes: Lockareff, Simonian, Welch

Noes: -

Absent: Kaskanian

Abstain: -

**d) 1308 South Brand Boulevard
Design Review No. 000889-2023**

Speaking on the item: Bill James, architect
Daniel Rotti, speaker
Angelique Berger, 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: -

9. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES: None.

10. ADJOURNMENT: 7:05 p.m.

Danielle Lockareff
Chair

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 23, 2025 **DRB Case No.** PDR-003535-2024

Address 955 Avonoak Terrace

Applicant Dani Eshed

Project Summary:

The applicant is requesting approval To add a 529 square-foot (SF) addition to the second story, add 501 square-feet (SF) to the first floor, extend the existing rear deck, and change the architectural style of an existing two-story, 3,938 SF single-family house (built in 1965) on a 42,689 SF lot zoned R1R (Floor Area District I).

Design Review:

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

Conditions:

1. The siding must be cementitious or other fire retardant material.
2. Revise the design for the Sweetbriar Drive-facing façade to incorporate a combination of the following elements:
 - Extend the siding material across the full length of the façade.
 - Utilize furring to add depth to the siding.
 - Wrap stone veneer around and across the façade.
 - Introduce new window placements or designs to enhance the overall aesthetic.

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:

- Approximately 70% of the southern portion of the lot is to remain ungraded open space, preserving the natural landscape. The proposed addition is limited to the northern 30% of the property, which is pre-existing paved flat area developed with the existing residence. The proposed addition to the house and extension of the deck is contained in the flat portion of the site and does not reduce the amount of ungraded space.
- The existing grass area, along with the two palm trees, is removed and paved over as part of the replacement of the driveway with new decorative pavers. However, majority of the mature trees and natural landscape is preserved and ungraded.
- The location of the existing garage, driveway, and retaining walls will remain as existing.
- The two-story addition is setback appropriately to comply with the Code requirements as well as maintaining the prevailing setback of the adjacent neighboring property

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:

- While the surrounding neighborhood primarily consists of one-story homes, the proposed second-story addition will be concealed from view along Avonoak Terrace and will appear as a single-story home from Sweetbriar Drive, with only the upper fifteen feet visible due to the elevation difference between the property and the public street. As such, the visible height of the proposed second-story addition is relatively comparable to that of the adjacent single-story home at 1111 Sweetbriar Drive.
- The massing of the second-story addition is broken up through the use of recessed building forms. The new two-story volume is set back approximately four feet and nine inches from the existing north elevation facing Sweetbriar Drive, which helps to reduce the visual impact of the new addition when viewed from the public street.
- The project consists of design change from the existing Ranch style architecture to a Modern style by replacing the pitched rock and gravel roof to a flat metal roof, which also reduces the overall height from the existing condition.
- The design also features appropriately sized windows that visually helps to diminish the apparent size of the addition and fits well with the surrounding neighborhood.

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 proposes to change the style of the residence from Ranch to Modern by replacing the pitched rock and gravel roof with a flat metal roof. The style change is compatible with the neighborhood that exists with eclectic mix of modern and traditional homes.
- The proposed second-story addition is situated slightly higher than the adjacent single-story home to the west. The two new bathroom windows on the west-facing side are oriented towards the neighboring garage.

- The existing entry is oriented to face away from the public street and hidden from view. The project proposes to replace the existing entry with a new main entry that is open and visible to Avonoak Terrace. The design orientation of the door placement between two large windows creates a visual balance with the second-story windows that compliments the modern style.
- The new windows will be black, aluminum clad wood windows with an appropriate combination of sliding and fixed windows. The window schedule and section in the submitted plan indicates that the new windows will be nail-in installation and existing windows replaced with block frame installation with wood trim. The windows will be flush mounted with new aluminum frames.
- The light fixtures are appropriately located at the front entry, and the black vertically cylinder sconce proposed is consistent with the modern architectural style.
- The proposed plan includes stone tile in complementary natural tones. The existing stucco will be replaced with smooth white stucco, and the driveway pavers will be upgraded with new decorative pavers. Additionally, the existing garage door will be replaced with a black, modern steel garage door, and the current block wall with glass blocks will be replaced with a black wooden slat fence and gate. These material changes are appropriate, consistent, and compatible with the proposed modern style of the property.
- The condition to use a cementitious or fire retardant vertical sidings on both west and east ends of the building will be appropriate for the detailing of the new design.
- The condition to restudy the façade fronting Sweetbriar Drive to include combination of elements such as extending the siding material across the full length of the façade, furring out the siding material to create depth, wrapping the stone tile around and across the faced, and introducing new window placement or designs will enhance the overall aesthetic.

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.

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.

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 23, 2025

DRB Case No. PDR-004139-2024

Address 1425 Beaudry Boulevard

Applicant Alek Zarifian

Project Summary:

The applicant is requesting approval To demolish the existing 2,022 square-foot (SF) single-story single-family with an attached 400 SF two-car garage constructed in 1951 and build a new 2,859 SF single-story single-family house with an attached 474 SF two-car garage on a 10,640 SF interior lot in the R1R-II Zone (Restricted Residential Zone, Floor Ratio District II).

Design Review:

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

Conditions:

3. The applicant shall follow all the recommendations of the arborist report and requirements of Urban Forestry Department to ensure the protected trees are maintained during the construction.

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 majority of the site is already graded, and the plan proposes minor grading.
- The street front and side setbacks are in line with the prevailing setbacks on the streets.

- Trash bins are located at the side yard and behind the new five foot tall steel gate that will conceal the bins from public street view.
- The attached garage facing the street is consistent with the existing street pattern and the design is integrated with the overall design of the residence.
- The existing circular driveway will be replaced with a single driveway featuring decorative, permeable concrete paving. The front walkway and the driveway are separated by native shrubs.
- The landscape plan features a variety of low-water use plants appropriate to the new home.
- The existing boundary fences will remain in place, and a 5-foot cutout will be made in the rear yard retaining wall to create an alcove, which will be entirely enclosed by retaining walls for the pool equipment.
- The condition to follow the recommendations listed in the arborist report and requirements from the City's Urban Forestry will help maintain the existing protected trees during construction.

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 one-story massing and scale are modest and consistent with the predominant street pattern.
- The style of the residence is consistent with the eclectic neighborhood patterns of traditional homes.
- The façade and roof design feature variations in form, plane, and material that help break up the massing.

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 detailing feature stone veneer is featured on the most prominent facades of the residence that is architecturally compatible with the design.
- Window locations on the proposed house will not impede the privacy of both adjacent neighbors.
- The house features a variety of high-quality materials, including stone veneer, steel windows, solid wood door, permeable decorative driveway and walkway pavers, wood and steel gate, aluminum with glass garage door, and metal chimney cap.

DRB Staff Member Eric Ji, Planning Associate

Notes:

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 23, 2025

DRB Case No. PDR-003793-2024

Address 1410 Greenbriar Road

Applicant Sako Marcoosi

Project Summary:

The applicant is requesting approval to demolish the existing 2,597 square-foot (SF) single-story single-family house with an attached 419 SF two-car garage constructed in 1966 and build a new 3,411 SF single-story single-family contemporary house with a detached 437 SF two-car garage on a 11,242 SF interior lot in the R1R-II Zone (Restricted Residential Zone, Floor Ratio District II).

Design Review:

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

Conditions:

4. Revise the plan to show stucco matching the main house on the new retaining walls visible from the public street.

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 majority of the site is already graded, and the plan proposes minor grading.
- The street front and side setbacks are in line with the prevailing setbacks on the streets.
- Trash bins are located at the side yard and behind the new five foot tall steel gate that will conceal the bins from public street view.

- The attached garage facing the street is consistent with the existing street pattern and the design is integrated with the overall design of the residence.
- The existing circular driveway will be replaced with a single driveway featuring decorative, permeable concrete paving. The front walkway and the driveway are separated by native shrubs.
- The landscape plan features a variety of low-water use plants appropriate to the new home.
- The existing boundary fences will remain in place, and a 5-foot cutout will be made in the rear yard retaining wall to create an alcove, which will be entirely enclosed by retaining walls for the pool equipment.
- The condition to follow the recommendations listed in the arborist report and requirements from the City's Urban Forestry will help maintain the existing protected trees during construction.

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 one-story massing and scale are modest and consistent with the predominant street pattern.
- The contemporary style residence with a flat roof is consistent with the eclectic neighborhood pattern of roof forms and consistent with the building itself.
- The façade and roof design feature variations in form, plane, and material that help break up the massing.
- The contemporary style is consistent across the building, with appropriate proportions and solid and void relationships.
- The projecting framing element is compatible with the design of the home.

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 detailing feature a contemporary style that is consistent across the house.
- The north adjacent neighbor's property sits at a higher elevation and the south adjacent neighbor at the lower grade has no windows facing the subject property. Therefore, the proposed residence will not impede on the privacy of either neighboring property.
- The house features a variety of high-quality materials, including composite wood siding, aluminum-clad wood windows, solid wood door, custom wrought iron fence, and aluminum garage door.
- Exterior lighting consists of recessed downlights at the front entry and downcast sconces at the side and two by the garage door.
- The window schedule and window section details show recessed nail-in installation windows that are appropriate to the contemporary style.

- The condition to have the retaining wall along the northern side of the lot visible from the public street to show matching stucco with the main house will enhance the overall design of the project.

DRB Staff Member Eric Ji, Planning Associate

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 23, 2025

DRB Case No. PDR 000889-2023

Address 1308 South Brand Blvd.

Applicant Bill James Architects

Project Summary:

The applicant is requesting approval of a new Subaru of Glendale automobile dealership building. The five level structure will be approximately 111,000 square feet in area. The first level (31,538 SF) will include the showroom, sales/consultation offices, service write-up area, parts storage, back-of-house uses and the service drives. The second level (14,894 SF) will include parts storage, training rooms and offices. The third level (32,565 SF) will include parts storage and service bays. The fourth (32,288 SF) and roof levels will include parking. Solar equipment is proposed on the roof. The subject site is approximately 38,282 square feet in area.

Design Review:

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

Conditions:

- Decorative paving shall be installed within the first 20 feet of the automobile entrance/exit driveway at Cypress Street.
- Ensure that all changes in material break at the inside corner, rather than the outside corner of the building.
- Columns on the fourth floor shall be round.
- Install decorative paving at the pedestrian entrance to the project at Brand Boulevard.

Consideration

- Consider eliminating the Palm tree on Cypress Street and instead plant another Brisbane Box tree.

2. Consider altering the slate pattern at the front façade.

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 site planning for the project is comparable to other large dealerships in the City, including the Lexus, Toyota, Infinity, BMW and Mercedes dealerships.
- The proposed building is located with little setback adjacent to both Brand Boulevard and Cypress Street with landscaping between it and the street rights-of-way to buffer and soften the appearance of the project from the adjacent streets. The Board should consider substituting the Palm for another Brisbane Box tree on the Cypress elevation to provide further softening of this elevation.
- Significant ground level glazing is proposed at the Brand Boulevard façade of the project, which will allow vision into the showroom component of the project.
- Mechanical equipment, including garbage areas and vaults, are located within the enclosed building.
- Sweet Bay trees (along with low growing Baby Bliss Flax Lily) is proposed along the eastern façade of the building (adjacent to multi-family residential) to improve the aesthetics of the façade and provide some buffering.
- As conditioned, decorative paving shall be provided within the first 20 feet of the service/driveway entrance/exit where there are pedestrian/automobile contact zones, consistent with the Commercial Design Guidelines.

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 many other automobile dealerships on the Brand Boulevard of Cars within the City.
- From Brand Boulevard, the massing of the project is mitigated with the use of storefront glazing at the ground level and the use of various materials, including obscure glass, slate tile, alucobond and glass railings. Additionally, at the fourth level, there are long openings within the façade, punctuated periodically with columns to support the fifth level.
- The eastern façade, adjacent to the existing multi-family building (zoned CA commercial auto), is set back approximately 4 feet from the property line to allow for in-ground planting, including a hedge of Sweet Bay trees to soften the appearance of this façade.
- The Cypress Street building façade is composed of stucco, storefront glass, obscure glass, and split-faced block and successfully breaks the mass of the building.
- The use of various materials breaks the wall planes and reduces the sense of solidity and mass on both the Brand and Cypress facades of the building, consistent with the City's Design Guidelines.

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 proposed dealership building is contemporary in style and building materials used, including storefront glazing, alucobond, slate tile, obscure glass, glass railings and smooth stucco re-enforce the design.
- The main pedestrian entrance to the dealership is appropriately located on Brand Boulevard and the canopy above it highlights the entrance. The Board should consider requiring the installation of decorative paving at the entrance to further enhance the project.
- As conditioned, decorative paving material will be installed within the driveways of the project.
-

DRB Staff Member Roger Kiesel, Senior Planner

Notes:

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