

**M I N U T E S**  
**REGULAR MEETING OF THE DESIGN REVIEW BOARD MEETING**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**CITY OF GLENDALE, CA**

**Thursday, October 8, 2020**

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department regarding social distancing, the Design Review Meeting was available to the public online and electronically. Board members and the general public participated in the meeting from the safety of their homes.

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DRB Meeting called to order at 5:05 p.m.

- 1. ROLL CALL:** Present: Simonian (physically present in the Council Chamber), Smith (via teleconference), Welch (via teleconference), Minas (via teleconference)

Community Development Department Staff – Jay Platt, Vilia Zemaitaitis, Ani Garibyan (all three present in the Council Chamber), and Cassandra Pruett (via webex)

**2. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES**

- a. Introduction of new board member Caro Minas and welcome by staff and Chair

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

The agenda for this meeting was posted on or before 5 p.m. on October 5, 2020, on the bulletin board outside City Hall.

**4. APPROVAL OF MINUTES:**

- a. Approval of DRB Minutes from August 27, 2020.

**5. ORAL COMMUNICATIONS:** None

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

**7. NEW BUSINESS –**

- a. **2523 Honolulu Avenue**  
**DRB Case No. PDR 2011623**

Speaking on the item:

Arsen Hovanessian (Applicant)  
Nicholas Freeman

Motion: Approved with Conditions (Record of Decision attached)

Moved by: Welch

Seconded: Smith

Vote as follows:

Ayes: Welch, Smith, Minas, Simonian  
Noes: None  
Recused: None  
Abstain: None

**b. 1235 Winchester Avenue  
DRB Case No. PDR 2008374**

Speaking on the item:

Sona Tsarukyan and Vardan Kesemyan (Applicants)  
Nancy Oshima  
Charles Bush  
Jesse Perez-Fraga  
Rebecca Delfino  
Susan Gilmore  
Jessica Hopper  
Dan Perrett  
Phillip Keller – North West Glendale Homeowners Association

Motion: Return for Redesign (Record of Decision attached)  
Moved by: Welch  
Seconded: Minas

Vote as follows:

Ayes: Welch, Minas, Simonian  
Noes: Smith  
Recused: None  
Abstain: None

**8. ADJOURNMENT – 6:45 pm**

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Art Simonian  
Chairperson – Design Review Board

# DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** October 8, 2020 **DRB Case No.** PDR 2011623

**Address** 2523 Honolulu Ave

**Applicant** Dr. Arsen Hovanesyan

## Project Summary:

The applicant is requesting approval of a mural to be painted on the eastern wall of an existing commercial building located at 2523 Honolulu Avenue in the C2 (Height District I) Zone. The mural will cover the entire wall, which faces onto the driveway serving the building's rear parking lot, and will be primarily visible to drivers and pedestrians travelling west on Honolulu Avenue.

## Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas			X			
Simonian			X			
Smith		X	X			
Welch	X		X			
Totals			4	0		
<b>DRB Decision</b>		Approve with Conditions				

## Conditions:

1. The approval granted is for the location shown on the submitted application. Changes to the location or size of the mural shall be submitted to staff for review and approval.
2. The mural shall not contain any form of advertising or commercial message.
3. The mural shall not contain any obscenity.
4. The mural shall be well maintained.

## Analysis:

Section 30.47.040 of the Glendale Municipal Code requires the Design Review Board to ensure that murals are consistent with the following standards:

1. **Murals shall not contain any letters, numbers, or symbols that constitute any form of advertisement or commercial message.**

The proposed mural does not contain any letters, numbers, or symbols that constitute any form of advertising or commercial language. This mural will give a brief historical snapshot of Armenian culture.

**2. Murals shall not contain any obscenity.**

The proposed mural does not contain obscenities. Should the Board approve the project, a condition will be added to the approval prohibiting obscenities on any of the murals.

**3. Murals shall not detract from the architecture of the site or surrounding area.**

The building is a one-story, utilitarian commercial structure and the mural will not obscure or detract from the simple architectural composition. The proposed mural will cover the existing 43 ft. by 15.5 ft. eastern facing wall that is adjacent to the driveway. The wall has five windows that will not be painted over.

**4. Murals shall not cause the removal of required landscaping.**

The project site is zoned C2-I where there is no required landscaping. There is some existing landscaping located at the front of the building, but that landscaping will not be impacted by the proposed mural on the side to the building.

**5. Murals must be durable and capable of being well maintained.**

The existing stucco wall will be given two coats of exterior acrylic primer and the mural will be executed with high quality exterior acrylic paint. Two coats of anti-graffiti sealant will be applied for durability. A condition of approval will require that the installed mural be well maintained.

**6. Murals shall be located on existing walls.**

The proposed mural will be on the building's eastern wall adjacent to the driveway, facing a neighboring parking lot.

DRB Staff Member Ani Garibyan, Planning Associate

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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** October 8, 2020 **DRB Case No.** PDRNRAF2008374

**Address** 1235 Winchester Ave.

**Applicant** Vardan Kasemyan

## Project Summary:

The applicant is proposing to demolish an existing 1,340 square-foot (SF), one-story house, built in 1924, and construct a new two-story, 3,267 SF house on a 13,360 SF lot located in the R1-I Zone (Low Density Residential Zone, Floor Area Ratio District I). The project includes a new attached, two-car garage.

## Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian			X			
Smith				X		
Welch	X		X			
Totals			3	1		
<b>DRB Decision</b>		Return for Redesign				

## Conditions:

1. Redesign the house to reduce mass and scale to be compatible with surrounding neighborhood.
2. Relocate garage to be detached and toward rear of property, consistent with neighborhood pattern.
3. Add a variety of low-water use landscaping to complement the building.
4. Reduce scale of design elements such as fascia board and molding to minimize the sense of monumentality.
5. Eliminate use of faux roof dormers.
6. Reduce height of entry porch to be consistent with neighborhood pattern.
7. Windows shall be recessed.

## Consideration:

1. Consider incorporating the existing house into the new design.

DRB Staff Member Cassandra Pruett, 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.