

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

Thursday, December 9, 2021

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.

DRB Meeting called to order at 5:00 p.m.

1. ROLL CALL:

Present: Minas, Simonian, Chair Welch (all via Webex)

Absent: Tchaghayan

Community Development Department Staff: Vilia Zemaitaitis, Jay Platt, Vista Ezzati, Chris Baghdikian (all City staff members via webex).

2. REPORT REGARDING POSTING OF THE AGENDA:

The Agenda for the December 9, 2021 Meeting of the Glendale Design Review Board was posted on the Bulletin Board outside City Hall on December 6, 2021.

3. APPROVAL OF MINUTES:

Approval of Special Design Review Board Minutes from November 9, 2021.

Motion: Minas

Second: Welch

4. ORAL COMMUNICATIONS: None.

5. BOARD/COMMISSION MEMBER COMMENTS: None.

6. OLD BUSINESS: None.

7. NEW BUSINESS

**a. 1233 South Glendale Avenue
DRB Case No. PDR 2117731**

Speaking on the item: Shep Wainwright, Owner
Tima Bell, Architect
Aradon Vachagan

Motion: Approve with Conditions (Record of Decision attached)

Moved by: Simonian

Seconded: Minas

Vote as follows:

Ayes: Minas, Simonian, Welch
Noes: -
Absent: Tchaghayan
Abstain: -

Break - 6:25 to 6:33 pm to allow Board Members time to read additional comment emails submitted minutes before the meeting or after the start of the DRB meeting.

**b. 2667 Bogue Drive
DRB Case No. PDR 2017024**

Speaking on the item: Sevan Benlian, Architect
David Manoukian, Owner
Serjik Shabani
Nancy Klein
Shana Bonstin
Linda Conover
Pablo Selener
Brooks Bonstin
Selina Shreiber
Philip Jacobs
David Manoukian

Motion: Approve with Conditions (Record of Decision attached)
Moved by: Simonian
Seconded: Minas

Vote as follows:

Ayes: Minas, Simonian, Welch
Noes: -
Absent: Tchaghayan
Abstain: -

8. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES:

- Announcement of Urban Designer Kristine's Agardi's Retirement and Recognition of Her Service to the DRB
- Holiday Greetings from Staff and DRB

9. ADJOURNMENT – 8:30 PM

Christopher Welch
Chairperson – Design Review Board

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 9, 2021 **DRB Case No.** PDR 2117731
Address 1233 S. Glendale Ave.
Applicant Shep Wainwright

Project Summary:

The applicant is proposing to demolish the existing buildings and construct a new 75,217 square-foot commercial building (East End Studios) for a soundstage (production) use that will include two one-story soundstages attached to a three-story (plus mezzanine) ancillary office building with a rooftop deck and a new surface parking lot with 113 parking spaces. The project site is 96,043 square-feet (2.2 acres) in area with frontage on two streets: the easterly half of the project site facing South Glendale Avenue is zoned C3 (Commercial Service), Height District I, and the westerly half of the project site facing South Maryland Avenue is zoned R-2250 P (Medium Density Residential – Parking Overlay).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian	X		X			
Tchaghayan					X	
Welch			X			
Totals			3	1		
DRB Decision		Approve with Condition and Consideration				

Condition:

1. Provide tall landscaping at the south property line to effectively buffer the subject property from the adjacent residential property.

Consideration:

1. Consider design revisions that would provide better integration of the stairwell volumes that rise above the roofline at the north and south ends of 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 approximately 2.2-acre project-site is comprised of seven contiguous parcels, located mid-block with frontage on South Glendale Avenue and South Maryland Avenue. The new commercial building sits on the majority of the commercially zoned portion of the property facing South Glendale Avenue.
- The building is located at the front property line, with pockets of landscape planters pockets at the ground floor facing South Glendale Avenue.
- The project features a rooftop deck with patio structures on the portion of the building used for ancillary offices. The intent of this area is to provide a usable open space for employees and those conducting business on-site.
- The parking area will feature 113 parking spaces and 2 loading spaces and has been integrated with the project and the location is appropriate to the site and neighborhood context. The remodeled parking lot is proposed on the portion of the site that is located in the Parking Overlay Zone, and will also feature solar panel structures along the northerly portion.
- Vehicular access to the site will be from a new driveway along South Maryland Avenue. The existing driveways located along South Glendale Avenue will be closed and the parkways improved to the satisfaction of the Public Works Department.
- The development also includes landscaped areas adjacent to the northerly property line, in the parking lot, adjacent to the residential building to the south, and along the South Maryland Avenue frontage. The new landscaping is appropriately sized and located and complementary to the building design.
- New walls with an overall height of six-feet are proposed along the interior property lines and the South Maryland Avenue frontage. This new wall will be setback from the front property line a minimum of 10'-0" and softened with a landscape buffer providing an appropriate separation between the sidewalk and the project site. A new driveway gate is also proposed.
- The rooftop mechanical equipment will be appropriately screened from view. The trash collection area and required transformer enclosure are appropriately sited and will be located in the parking lot behind the wall and not visible. The design of these enclosures is compatible with the proposed development.

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 operational requirements and industry standards for the proposed soundstage (production) use typically requires that the studio spaces be large in area, and exceedingly tall, with a 50-foot overall height for the studio area a typical feature to accommodate the use.
- Along the South Glendale Avenue frontage, there are a series of setback areas at the ground-floor with built-in landscape planters and benches that break up the building massing and provide the human-scaled environment encouraged by the Design Guidelines.
- The angled curtain wall elements along the South Glendale Avenue frontage also help to minimize the visual impact of this large building.

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:

- Overall, the finish materials and application incorporated in the design reinforce the architectural concept of the new commercial building.
- The exterior finish materials consist of smooth finish concrete walls with grid-patterned score lines on the South Glendale Avenue frontage, rectangular fiber cement paneling on the rear and north façade walls to visually break up the massing in dark and light grey colors.
- The curtain walls are designed to create visual interest along the primary façade facing South Glendale Avenue and feature wood-color vertical louvers and blackened steel mullions.
- The rooftop patio structures are steel with perforated metal panels, and are appropriately integrated with the design of the building.
- The proposed walls, driveway entrance gate, trash enclosure and transformer enclosure are designed to be consistent with the building design.
- [Click or tap here to enter text.](#)

DRB Staff Member Vista Ezzati, 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 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 December 9, 2021 **DRB Case No.** PDR 2017024

Address 2667 Bogue Drive

Applicant Sevan Benlian

Project Summary:

To construct a new, 3,190 SF, two-story, single-family dwelling with a 484 SF, attached, two-car garage on an approximately 11,900 SF, upslope lot, located in the R1R zone, Floor Area Ratio District I. The existing fire-damaged house built in 1958 will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		x	x			
Simonian	x		x			
Tchaghayan					x	
Welch			x			
Totals			3	0	1	0
DRB Decision		Return for Redesign with Conditions				

Conditions:

1. Modify the design to reduce its boxy character, better follow the topography, and better reflect the design character of the neighborhood. This may be achieved by redistributing and/or reducing the second floor mass, providing stepbacks between the first and second floor walls at all facades, stepping back the first-floor trellises relative to the adjacent walls, adding a trellis between the garage and the bedroom above, and/or introducing a hipped roof at the first and second floors.
2. Step the building with the topography by pulling back the projecting deck over the first story at the front of the building. Reduce the two-story volume at the entry area.
3. Eliminate the roof deck above the second floor and access stair.
4. Restudy the facades and redistribute the cladding materials to help break up the building volumes and reduce the sense of mass.
5. Reduce the height of the fascias at the first and second floors.
6. Use a more muted color palette and replace the white stucco with earth tones.
7. Restudy the roofline to break up its uniformity, possibly by introducing a different roof form and/or additional roof levels to break up the building mass.

8. Simplify the fenestration by reducing the number of window types and patterns. The proposed "L-shaped" configuration may serve as a model; eliminate the proposed "stepped" groupings. The goal is to provide consistency, establish a hierarchy based on interior uses, and provide visual interest.
9. Review and design the area at and around the driveway for the required sidewalk. Modify the affected plans accordingly.
10. Review the accuracy of the cross-sections through the site on Sheet A-13. Revise as necessary to provide greater clarity about project's relationship with nearby properties.
11. Review the consistency between the Cut & Fill Plan (Sheet A-4) and other plans. Revise as necessary.
12. Correct the plans to reflect the upward ground slope on the north side of the property.
13. Provide specifications regarding the walls along the sidewalk and at the top of the slope above the sidewalk.
14. Provide specifications regarding the planter walls between the walkway and driveway.
15. Specify permeable paving materials for the paved areas.
16. Specify the location for the exterior mechanical equipment and trash storage area.

Consideration

None.

DRB Staff Member Chris Baghdikian, 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.