

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

Thursday, December 8, 2022

Meeting called to order at 5:10 p.m. in the City Council Chambers, 613 E. Broadway.

1. ROLL CALL:

Present: Lockareff, Simonian, Welch

Absent: Kaskanian, Tchaghayan

Community Development Department Staff:

Jay Platt, Vilia Zemaitaitis, Ryan Banuelos, Milca Toledo, Roger Kiesel

2. REPORT REGARDING POSTING OF THE AGENDA:

The Agenda for the December 8, 2022 Regular Meeting of the Glendale Design Review Board was posted on the City's website on December 1, 2022, and on the Bulletin Board outside City Hall on December 5, 2022.

3. APPROVAL OF MINUTES:

a. Approval of Design Review Board Minutes from November 10, 2022.

Motion: Welch

Second: Simonian

4. ORAL COMMUNICATIONS: None.

5. BOARD/COMMISSION MEMBER COMMENTS: None.

6. OLD BUSINESS:

a) Tropico TOD Zoning

Presentation of proposed Tropico Transit Oriented District (TOD) and the draft Tropico design and development standards for the area surrounding the Glendale Transit Center. See attached comments from the DRB.

Speaking on the item: No speakers or callers.

7. NEW BUSINESS:

**a) 1246 Justin Avenue
DRB Case No. PDR2012538 B**

Speaking on the item: Ara Amyan, Applicant/Designer
No speakers or callers.

Motion: Approve (Record of Decision attached)
Moved by: Welch
Second: Lockareff

Vote as follows:

Ayes: Lockareff, Simonian, Welch
Noes: -
Absent: Kaskanian, Tchaghayan
Abstain: -

**b) 2900 Greenwich Road
DRB Case No. 2211198**

Case to be continued to the January 26, 2023 DRB Meeting.

**c) 3967 San Augustine Drive
DRB Case No. 2201249**

Speaking on the item: Armen Tutundzuyan, Applicant/Architect
Armine Arzoumanian, Owner
Vicken Kabakian, Neighbor

Motion: Approve (Record of Decision attached)
Moved by: Lockareff
Second: Welch

Vote as follows:

Ayes: Lockareff, Simonian, Welch
Noes: -
Absent: Kaskanian, Tchaghayan
Abstain: -

8. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES:

- No meeting on December 22, 2022.
- Happy Holidays Greetings.

9. ADJOURNMENT – 7:55 PM

Art Simonian
Chair

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	December 8, 2022	DRB Case No.	PDR 2012538 B
		Address	1246 Justin Ave.
		Applicant	Edvin Tsaturyan

Project Summary:

To demolish the existing 1,243 SF single-family house (built 1923) and construct a new two-story, 3,018 SF single-family residential dwelling with an attached 400 SF garage on a 10,180 SF lot located in the R1-I (Low Density Residential, Floor Area Ratio District I) zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff		X	X			
Kaskanian					X	
Simonian			X			
Tchaghayan					X	
Welch	X		X			
Totals			3	0		
DRB Decision		Approved with Conditions				

Conditions:

1. Provide further articulation along the southwest (side) façade by breaking up the sense of mass at this wall through the use of appropriate cladding materials.
2. Infill the portion of the existing driveway apron that will not be used for vehicular driveway access to the property. Consult with the Public Works department to obtain approval and/or permits for this work.
3. Provide decorative design for the driveway to complement the building design.
4. Propose smooth stucco finish for the building and eliminate aged limestone coarse plaster.
5. Reduce the number of light fixtures proposed on the site and along the sides of the building by limiting their locations to the main entry and patio doors and avoiding spill-over onto adjoining properties.
6. Relocate or screen the gas meter so that it is not visible from the street.
7. Provide a revised section drawing or section detail to show appropriate roof drainage for the building and show low parapet wall.
8. To better address privacy between the staircase and the adjacent property to the north side, either 1) propose privacy glass (textured, translucent, etc.) at the stair case window, or 2) plant a hedge that will grow to an appropriate height at the property line adjacent to the staircase.

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 proposed 35 ft. street front setback to the house is appropriate to the site, and similar to adjacent properties on either side as well as the neighborhood.
- The six-foot interior setback provided for the house is appropriate and consistent with Zoning Code regulations for a new house in the R1 Zone.
- The driveway features a 12-foot width adjacent to the sidewalk, gradually widening to 18 feet adjacent to the garage door. The driveway dimensions are appropriate to the site. As conditioned by the Board, infill the portion of the existing driveway apron that will not be used for vehicular driveway access to the property. Consult with the Public Works department to obtain approval and/or permits for this work.
- As conditioned by the Board, the project will provide decorative design for the driveway to complement the building design.
- The site plan shows the existing 400 SF detached garage to remain for purposes of converting to an ADU in the future. The ADU is subject to the ADU ordinance, and will require a building permit.
- The existing and proposed perimeter walls are appropriate. The new walls will have a stucco finish to match the building.
- To better address privacy between the staircase and the adjacent property to the north side, the Board conditioned the project to either propose privacy glass (textured, translucent, etc.) at the stair case window, or plant a hedge that will grow to an appropriate height at the property line adjacent to the staircase.
- The lot will be appropriately landscaped. The landscape palette features new drought-tolerant or low water plants, shrubs, ground cover, and new trees, which complements the site and the neighborhood. A new swimming pool is proposed at the rear of the lot.

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 relate well to adjacent and surrounding one-story, homes in the neighborhood. The building's scale and proportions have been reduced to mitigate potential its "blocky" or monumental appearance especially at the front and side facades as visible from the street. Most of the facades are appropriately articulated through breaks in plane, setbacks between the first and second floors, varied roof forms, use of fenestration, architectural details, and appropriate application of materials. To further articulate and break up the sense of mass of the building, the Board conditioned the project to provide further articulation along the southwest (side) façade through the use of appropriate cladding materials.
- The flat roof design is appropriate given the style of the house, and it is appropriately articulated, complementing the site and the neighborhood.

Determination of Compatibility: Design and Detailing

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 homes along Justin Avenue feature one-story single-family dwellings in a variety of styles. The project features a contemporary style for the new house, which is appropriate for the neighborhood. The project cladding material is appropriately distributed throughout the building to enhance and articulate the building facades.
- The front entry door facing the street consists of a simple, single glass door, which provides access to an enclosed entry way leading to the home's main entrance. The roof overhang above the entry door appropriately integrates with the frame above the garage, providing design interest and complementing the front façade.
- Windows will be constructed of aluminum nail-on with a warm/dark color finish. Their operation consists of casement and fixed with a frame and sill underneath. The windows and patio glass doors are appropriate to the contemporary style of the house in terms of their material and overall appearance.
- The project incorporates a combination of stucco and fiber cement siding cladding material. Aged lime stone coarse texture and smooth stucco finish, fiber cement siding, glass railing, and aluminum windows are proposed throughout. The Board conditioned the project to apply smooth stucco finish for the building and eliminate aged limestone coarse plaster. The building materials and proposed color palette - dark gray and off-white plaster, and brown siding helps reinforce the overall contemporary building design.
- Light sconces are appropriate to the contemporary style and design of the new house. However, the Board conditioned the project to reduce the number of light fixtures on the site and proposed along the sides of the building by limiting their locations to the main entry and patio doors.

DRB Staff Member Milca Toledo, Senior 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 projects 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 8, 2022

DRB Case No. PDR 2210249

Address 3967 San Augustine Dr.

Applicant Armen Tutundzhyan

Project Summary:

To construct a new two-story, 4,872 square-foot single-family residence and an attached 699 square-foot three-car garage on a 17,438 square-foot lot in the R1R, District III zone. The existing 2,123 single-family house with an attached two-car garage, built in 1982, will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff	X		X			
Kaskanian					X	
Simonian			X			
Tchaghayan					X	
Welch		X	X			
Totals			3	0		
DRB Decision		Approved with Conditions				

Conditions:

1. The driveway areas shall be reduced in area to clearly delineate a walkway to the front door and increase the amount of landscaping, while maintaining the existing fountain.
2. The location of the stone cladding material shall be restudied to highlight this material, and ensure that its placement is logical and terminates appropriately.
3. Incorporate permeable paving into the design of the driveway.
4. Use darker finish color for the lintel elements.
5. Restudy proportions of the master bathroom windows at the front elevation.

Consideration:

1. Distinguish the porch openings from the garage openings.

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 subject site and the surrounding neighborhood were previously graded to accommodate building pads when the subdivision was developed in the early 1980's. No additional grading or building pad extension for the new single-family house is proposed.
- The proposed garage will be attached to the house by a covered breezeway. It is located closer to San Augustine Drive with the door set perpendicular to this street. While not common in the surrounding area, this arrangement is appropriate to the site and neighborhood.
- Proposed landscaping is both drought-tolerant and consistent with the style of the residence.
- As conditioned, the overall driveway area will be reduced to clearly delineate a walkway to the front door and increase landscaping, while maintaining the existing fountain.

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:

- Given the large size of the lot and existing building pad, topography of the site and surrounding area, subdivision design and the generous setbacks of the residence, the proposed house will not does not have a significant relationship to the surrounding neighborhood.
- While the proposed residence will be one of the largest homes in the neighborhood, the topography and location of development in the surrounding area and generous proposed setbacks will mitigate much of the perceived mass and scale of the project.

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:

- High quality materials are proposed for the residence, including smooth stucco, Casablanca stone cladding material, fiberglass windows.
- The entry of the residence is well-sited and prominent without being monumental.
- As conditioned, the location of the stone cladding material should be restudied to highlight this material, and ensure that its placement is logical and terminates appropriately.
- The area of paving is significant between the house/garage and the street. The applicant should consider incorporating permeable paving into the overall design of the driveway.

DRB Staff Member Roger Kiesel, 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.

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