

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

**Thursday, April 27, 2023**

---

Meeting called to order at 5:00 p.m. in the City Council Chambers, 613 E. Broadway.

**1. ROLL CALL:**

Present: Lockareff, Kaskanian, Simonian, Welch

Absent: Tchaghayan

Community Development Department Staff: Vilia Zemaitaitis, Jay Platt, Roger Kiesel, Vista Ezzati, Milca Toledo

**2. ELECTION OF CHAIR PRO TEM**

Motion to elect Lockareff as Chair Pro Tem: Welch

Second: Simonian

All in favor.

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

The Agenda for the April 27, 2023 Regular Meeting of the Glendale Design Review Board was posted on the City's website on Thursday, April 20, 2023 and on the Bulletin Board outside City Hall on Monday, April 24, 2023.

**4. APPROVAL OF MINUTES:**

a. Approval of Design Review Board Minutes from March 9, 2023.

Continued to next meeting for updates.

b. Approval of Design Review Board Minutes from March 23, 2023.

Continued to next meeting for updates.

**5. ORAL COMMUNICATIONS:** None.

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

**7. OLD BUSINESS:**

**8. NEW BUSINESS:**

a) 1677 Arbor Drive  
DRB Case No. 1915364

Speaking on the item: Aris Artunyan, Applicant/Designer

Motion:	Approve with Conditions (Record of Decision attached)
Moved by:	Simonian
Second:	Kaskanian

Vote as follows:

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

**b) 757 Cavanagh Road  
DRB Case No. 000463-2022**

Speaking on the item: Alen Malekian, Applicant/Architect  
Mickey Parseghian, Neighbor  
Verginia Voskanian, Neighbor  
Maral Parseghian, Neighbor

Motion: Approve with Conditions (Record of Decision attached)  
Moved by: Simonian  
Second: Welch

Vote as follows:

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

**c) 3223 Kirkham Drive  
DRB Case No. 000593-2022**

Speaking on the item: Sevan Benlian, Applicant/Architect  
Jack Beckian, Owner

Motion: Approve with Conditions (Record of Decision attached)  
Moved by: Welch  
Second: Simonian

Vote as follows:

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

**9. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES:** Introduction of Vista Ezzati, Senior Planner, as one of the two new DRB staff liaisons.

**10. ADJOURNMENT – 7:30 PM**

---

Danielle Lockareff  
Chair Pro Tem

# DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** April 27, 2023 **DRB Case No.** PDR 1915364

**Address** 1677 Arbor Drive

**Applicant** Aris Artunyan

## Project Summary:

To construct a 660 SF addition to the existing one-story 3,065 SF single-family residence. The project also includes demolition of an existing three-car carport attached to the house and construction of a three-car garage with a roof deck at the same location and extension of an existing deck adjacent to the residence. The façade of the residence will be restuccoed and stone facing material will be removed. Also, a new roof structure will be constructed over the house to increase the roof pitch to 5:12. The subject site is zoned R1R, FAR District II, and is 49,197 SF.

## Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian		X	X			
Simonian	X		X			
Tchaghayan					X	
Welch			X			
Totals			4	0	1	
<b>DRB Decision</b>		Approve with conditions.				

## Conditions:

1. Landscape plans shall be amended to provide additional buffering and screening of the deck extension. The amended plans shall be reviewed and approved by staff and include higher growing shrubs, climbing vines, and canopy trees.
2. Stone veneer currently proposed only on the garage façade shall be reduced to a wainscot only and shall be integrated into the entire house.
3. Glass railings shall be installed at the roof deck.
4. Walls below the deck extension shall be earthtone stucco or similar treatment and color.

## 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:

- Given the location of the site, and its surrounding topography and development, the proposed project will not significantly affect the adjacent neighborhood.
- The site planning of the site remains similar to the existing conditions. The existing carport will be demolished and replaced with a garage at the same location. The entry to the residence will be at the same location, although more generous in size.
- As conditioned, landscape plans shall be amended to provide additional buffering and screening of the proposed deck extension. The amended plans, to be reviewed and approved by staff, shall include higher growing shrubs and canopy trees.

### **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 topography of the site and surrounding area and the development pattern, the project has a limited relationship with the surrounding context in terms of mass and scale.
- The entry to the residence remains in roughly the same location and orientation and is not monumental in stature.

### **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:

- Materials proposed on the house, including smooth stucco, fiberglass windows, metal railings and a tile roof are high quality materials.
- While expansion of an existing deck adjacent to the house and a roof deck above the garage are proposed, given the topography of the site and the surrounding area and the location of nearby development, privacy issues will not be posed.
- As conditioned, the stone veneer will be integrated into the remainder of the house façade.
- As conditioned, walls below the deck extension shall be earthtone stucco or similar treatment and color.

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.

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** April 27, 2023 **DRB Case No.** PDR 000463-2022

**Address** 757 Cavanagh Road

**Applicant** Alen Malekian

### Project Summary:

To construct a 35 SF addition to and a 73 SF demolition of the first floor and a new 1,205 SF second story to the existing 1,523 SF one-story single-family residence. After the proposed project, the residence will be 2,690 SF. The subject site is zoned R1R, FAR District II, is 18,370 SF in area and consists of two lots. The existing house currently is built over the common lot line. Demolition of a portion of the existing house will enable this residence to comply with minimum interior setback standards and allow the future development of the other lot. The existing attached two-car garage will remain. A swimming pool north of the house is also proposed as part of the project.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian		X	X			
Simonian	X		X			
Tchaghayan					X	
Welch			X			
Totals			4	0	1	
<b>DRB Decision</b>		Approved with Conditions				

### Conditions:

5. Project plans shall be revised so that the majority of the front yard contains plant material and/or permeable pavers.
6. Landscape plans shall be provided for review and approval by staff. These plans shall concentrate on areas adjacent to the proposed retaining walls and shall include drought-tolerant/native plants that soften the appearance of these walls and the residence. Tall landscaping shall be avoided above the proposed retaining wall.
7. Maintain exterior wall lighting at front entry to the house and the balcony. Eliminate the wall lighting at the family room elevation. Uplighting at the family room elevation is acceptable.

### **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 of the site remains similar to the existing conditions. The existing garage is not altered as a result of the project. A small portion of the existing residence is proposed for demolition to comply with minimum interior setback requirements. A small addition in the entry area is proposed to expand this area and allow for a staircase to the proposed second floor.
- While expanded with proposed retaining walls, the front and rear yard remain minimal in size, due largely to the topographical conditions on the subject site.
- As conditioned, project plans shall be revised such that the majority of the front yard contains plant material and/or pervious pavers.
- As conditioned, landscape plans shall be provided for review and approval by staff. These plans shall concentrate on areas adjacent to the proposed retaining walls and shall include plants that soften the appearance of these walls as well as the residence.

### **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 steps with the topography of the site. The existing garage remains a one-story element to the overall design of the project and portions of the second floor front façade step back from the first floor façade.
- The horizontally-oriented residence is balanced by the vertically-oriented windows, which successfully reduce the appearance of mass.
- The entry to the residence remains in roughly the same location and orientation and is prominent without being monumental.

### **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 materials used on the house, including trowel-finished stucco, vertical siding, steel casement, recessed windows and wood and brick lintels are of high quality and the combination is aesthetically pleasing.
- The only balcony proposed faces the street and will not pose privacy issues.

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.

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** April 27, 2023 **DRB Case No.** PDR 000593-2022

**Address** 3223 Kirkham Drive

**Applicant** Vardan Kasemyan

### Project Summary:

To construct a new 3,802 SF single-family residence and an attached three-car garage on a 19,052 SF lot in the R1R, FAR District III zone. The first floor will contain 1,929 SF and the second floor will contain 1,873 SF. The existing swimming pool on the project site will remain.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian			X			
Simonian		X	X			
Tchaghayan					X	
Welch	X		X			
Totals			4	0	1	
<b>DRB Decision</b>		Approve with conditions.				

### Conditions:

1. The landscape plan shall be amended to include the reduction of hardscape (to no more than the width of the entry door/sidelight), or increase in permeable surface area at the front walkway, addition of two shade trees within the front yard and trailing plants adjacent to retaining walls and planters and a more naturalistic design of the rear yard behind the retaining wall. Revised landscape plans shall be reviewed and approved by staff.
2. Restudy the windows on the second floor above the front entry to be consistent with the rear elevation.

### **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 of the proposed residence is similar to the existing residence, and, although the proposed residence has a larger footprint, it is located on the already graded pad.
- The attached street-facing garage is typical of the neighborhood. Although the majority of the homes include a two-car garage, there are three-car garages present in the area.
- As conditioned, the landscape plan shall be amended for better consistency with the Hillside Design Guidelines. Amendments to the plan shall include the reduction of hardscape at the front walkway or an increase in pervious surface area, addition of two shade trees within the front yard and trailing plants adjacent to retaining walls and planters and a more naturalistic design of the rear yard behind the proposed retaining wall.

### **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 residence is located on an already-graded building pad.
- The entry of the residence is prominent without being monumental.

### **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 entryway is prominent without being overbearing or monumental. The trellis element above the entry assists in highlighting this area.
- The various materials used, including smooth stucco, black natural stone, Ipe wood siding and fiberglass windows, are of high quality.

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.

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.