

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

Thursday, May 11, 2023

Meeting called to order at 5:00 p.m. in MSB Room 105, 633 E. Broadway.

1. ROLL CALL:

Present: Simonian, Tchaghayan, Welch

Absent: Kaskanian, Lockareff

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

2. REPORT REGARDING POSTING OF THE AGENDA:

The Agenda for the May 11, 2023 Regular Meeting of the Glendale Design Review Board was posted on the City's website on May 4, 2023, and on the Bulletin Board outside City Hall on May 8, 2023.

3. 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.

Motion: Welch

2nd: Simonian

Vote: 3-0

4. ORAL COMMUNICATIONS: None.

5. BOARD/COMMISSION MEMBER COMMENTS: None.

6. OLD BUSINESS:

7. NEW BUSINESS:

**a) 5117 Dunsmore Avenue
DRB Case No. 000430-2022**

Speaking on the item: Mike Geragos, Applicant/Designer
Michael Webster, Neighbor (caller)

Motion: Approve with Conditions (Record of Decision attached)

Moved by: Welch

Second: Simonian

Vote as follows:

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

**b) 330 Wonderview Drive
DRB Case No. 000049-2022**

Speaking on the item: Hamlet Zohrabians, Applicant/Architect
Jeff Smith, Neighbor
Steven Reidinger, Neighbor
Carolyn Ramsey, Neighbor (caller)
Andrew Sharp, Neighbor (caller)

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

Vote as follows:

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

Recess 6:40 - 6:45 pm

**c) 400 - 408 N. Maryland Avenue
DRB Case No. 000105-2022**

Speaking on the item: Hamlet Zohrabians, Applicant/Architect
Valdimir Mandolyan, Neighbor
Mais Karibyan Neighbor
Ann Chulyayan, Neighbor

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

Vote as follows:

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

Abstain: -

8. **COMMUNITY DEVELOPMENT DEPARTMENT UPDATES:** Introduction of Milca Toledo, Senior Planner, as one of the two new DRB staff liaisons.
9. **ADJOURNMENT – 7:55 PM**

Nina Tchaghayan
Chair Pro

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 11, 2023

DRB Case No. PDR 000430-2022

Address 5117 Dunsmore Avenue

Applicant Mike Geragos

Project Summary:

To construct a 107 SF first floor addition and a new 571 SF second floor to an existing one-story 1,333 SF residence on an approximately 7,690 SF lot located in the Low Density Residential (R1) Zone, Floor Area Ratio District II.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian					X	
Simonian	X		X			
Tchaghayan			X			
Welch		X	X			
Totals			3		2	
DRB Decision		Approve with conditions.				

Conditions:

1. Reduce the number of columns to two and make them more substantial, approximately 8" x 8" in size.
2. Ensure that window information is consistent throughout the plans and provide cementitious sills and trim for the new recessed windows.
3. If the garage exterior is to be remodeled, the appearance (siding style and design) of the street-visible elevations of the garage shall be maintained.
4. Install tall shrubs at the side yard adjacent to the kitchen/porch area. Plans shall be reviewed and approved by staff.

Consideration:

1. Consider widening the windows at the porch for proportionality.

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 project does not change significantly from the existing condition. The existing side-loaded garage remains. A small addition to the front of the residence accommodates stairs to the proposed second floor and an expanded entryway but otherwise the entry is similarly sited.
- The existing side-loaded garage located in front of the residence is appropriate for the neighborhood, which contain many garages in a similar location/configuration.

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 subject site contains an already-graded building pad. No changes to the size of this pad are proposed as a result of the project.
- While the neighborhood primarily contains one-story homes and the project proposes a second floor addition, the proposed addition is set in from the existing first floor footprint and significantly back from the street and successfully transitions well to the existing context.
- The entrance to the residence is highlighted by a covered front porch 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 design of the residence utilizes high-quality materials.
- As conditioned, the proposed columns will be beefed up in appearance.
- As conditioned, tall landscaping shall be installed at the side yard adjacent to the kitchen/porch area.

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 May 11, 2023

DRB Case No. PDR000049-2022

Address 330 Wonderview Dr.

Applicant Hamlet Zohrabians

Project Summary:

To demolish the existing, one-story, 2,653 square-foot (SF) single-family house (built in 1969) and construct a new, two-story, 5,919 SF single-family house with an attached three-car garage on a 2.3 acre (101,476 SF) hillside lot, zoned R1R-II (Restricted Residential, Floor Area Ratio District II) and with an average current slope of 61.46 percent. The project features a swimming pool and deck constructed on the upper level. Site improvements involve grading 740 cubic yards of cut and 74 cubic yards of fill.

Design Review:

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

Conditions:

1. Articulate the area underneath the swimming pool deck by either creating window openings or louvers on either side, depending on the proposed use for this area whether it's used as a storage or mechanical/pool equipment room.
2. Reduce the width of the driveway to 15 feet while still complying with Zoning Code driveway regulations.
3. 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 submit a cut sheet of the fixtures, which corresponds to the fixtures shown on the elevation drawings.

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 new house appropriately follows the site's sloping topography. The proposed site plan reflects the lot's current topographical features/grading, with the new house proposed in generally the same location as the existing, but within an enlarged footprint that conforms to the contoured building pad on the site.
- Similar to the existing home, the new home will have a generous setback from the street front property lines. As proposed, the front setback is approximately 116 feet from the street front property line along Wonderview Drive and approximately 145 feet from the front property line along Maginn Drive. The bulk of the home will not be visible from Wonderview Drive, however, it would be visible from the residences on Maginn Drive to the south and the surrounding neighborhood below.
- The existing driveway location will remain accessible from Wonderview Drive and will be improved with new decorative material. The width of the driveway will be enlarged, cantilevering out over the west side of the hillside, and as conditioned by the Board, the driveway width will have a maximum width of 15 feet.
- Balconies/deck are oriented towards the rear, southwest area of the lot's hillside (open space) and the views of the city skyline, appropriately located on the site and respect the privacy of adjacent properties.
- The new attached one- and two-car garages are appropriately located on the site. Its location and accessibility will be from the existing driveway from the property's west side facing Wonderview Drive, appropriately integrated to the site and the neighborhood.

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 mass and scale of the house is compatible with those of adjoining and nearby properties in the neighborhood. While the adjacent homes are one-story, the mass and scale of the house appropriately relates to the surrounding context where a one-story volume is visible from these properties. This was accomplished by placing the two-story volume away from the two adjacent one-story homes to the north and placing the two-story volume on the south side.
- The scale, as seen from Wonderview Drive is viewed as a one-story as it slopes down from the street and a two-story volume is visible at a distance from Maginn Drive. Overall, the proposed two-story house with an overall building height of 35 feet fits well on the site and in the neighborhood.
- Overall, the scale and proportions of the addition are appropriate to the style of the house and the neighborhood. The roof design features thoughtfully sloped forms and breaks. However, the rear swimming pool deck wall is tall, with a blocky appearance, emphasizing the building's mass in this area. Staff recommends a condition to relocate the swimming pool and deck to the lower level.
- The raised swimming pool and deck are proposed to be integrated into the building's upper level, appropriately breaking up the building's south façade. To further articulate this volume, the Board conditioned to articulate the walls of the raised swimming pool/deck by introducing windows or louvers on either side, depending on the proposed functional use of this area whether it's used as a storage or mechanical/pool equipment room.

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 house features a contemporary design that employs a variety of geometric volumes and mix of materials for architectural effect. The project is stylistically consistent on all four elevations. Overall, the building's design is appropriate to the site and the neighborhood and employs a well-crafted design with high quality materials.
- The proposed materials include a variety of finishes, which help reinforce the overall contemporary building design including, smooth stucco finish combined with composite wood siding and panels, ledgerstone tile, standing-seam metal roof, glass railings, and bronze color fiberglass windows. The project's color palette focuses on shades of off-white color plaster, composite wood siding and panels (brown color), which enhance the design and blend with the hillside and neutral colors of other homes in the neighborhood.
- Light sconces are shown on the elevations. Its proposed style and design are appropriate to the house. As conditioned by the Board, reduce the number of light fixtures proposed along the sides of the building by limiting their locations to the main entry and patio doors will appropriately enhance the building.
- The main entryway to the house on the upper (street) level consists of modest, double glass doors, properly integrated into the roof and overall building design. The entry is not monumental in scale or character, as suggested in the Comprehensive Design Guidelines.
- The design of the house includes a balcony proposed on the lower level and a large swimming pool deck proposed on the upper level. The balcony and deck are primarily located at the rear of the house, significantly setback from the street and overlooking the hillside, thus, not do not compromise the privacy of adjoining development. The windows on the house including those on the upper level would not face adjacent windows. The new second floor is significantly setback from the adjacent residential development to the north, east and southeast.
- The project features recessed fiberglass windows with a brown finish and a variety of operation types (casement, awning, fixed and sliding). The windows are appropriate to the style of the house in terms of their material and overall appearance.

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.

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 11, 2023

DRB Case No. PDR000105-2022

Address 400-408 N. Maryland Ave.

Applicant Hamlet Zohrabians

Project Summary:

The project involves the demolition of four existing residential units and two existing garages currently on the site: two single-family homes, two garages and a duplex (built in 1919/1920). The 21,450 square-foot site is located on the east side of Lexington Drive, including the northeast corner of Maryland Avenue and Lexington Drive. The proposed residential development consists of a new four-story, 28-unit multi-family residential project totaling 34,932 square feet over a one-level, semi-subterranean parking structure containing 56 residential parking spaces. The project will provide four (4) affordable units reserved for very-low income households. The project site is located in the R-1250 (High Density Residential) zone

Design Review:

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

Conditions:

1. Articulate the above ground planter walls facing the street by varying their height.
2. Identify utility connections such as backflow preventers on the site plan. If located in the front setback area, fire department connections and standpipes, not to exceed a height of twenty-four (24) inches, and to the greatest extent possible, such fire equipment shall be incorporated into landscaped areas and located adjacent to walls, landings, stairways, driveways or other locations to minimize the visual impact.
3. That the colors and materials used for the building adhere to the color/material board palette, not the colored elevations/rendering.

4. Show the location of all proposed site lighting and light fixtures on the building, limiting their location to the main entry and patio doors.
5. Submit a window schedule consistent with the City's window handout.
6. To mitigate potential privacy issues associated with adjacent properties, address the following:
 - a. Relocate the east-facing balconies of all southeast corner units (all levels) to the south (front) side, facing Lexington Drive.
 - b. Use solid, translucent, or other appropriate railing material, not clear glass, for all balcony/patio railings proposed on the north and east sides of the building.

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 project is consistent with the rectangular shape of the lot. It is designed as one building with a somewhat "U" shape and a central courtyard.
- The proposed development strengthens and enhances the street edge and the site's prominent corner location by providing landscaped planters facing the street especially along the south and west sides.
- The proposed central courtyard is centrally located for easy access to all residents, providing a variety of seating areas complemented by landscaped planters, while maintaining appropriate privacy levels for adjacent residential units.
- Raised planters over the subterranean parking structure are distributed throughout the ground level. The planters are sized to allow for planting to grow to maturity. In-ground planting and trees are provided where possible including the common areas, and hardscape materials including concrete, and integrated seating are also design features. As conditioned by the Board to articulate the proposed planter walls facing the street by varying their heights appropriately complements the site and the building.
- The design and materials of the proposed site gates and fences/walls are compatible with the building design. An approximately six-foot high concrete block wall clad with smooth-finished stucco to match the building is featured on the property, setback five feet along the west and 20 feet along the south property line. Additionally, the wall features a metal railing on top, and entry gate are proposed immediately adjacent to the front of the building on its south side. The design and materials of the fence/wall are compatible with the building design.
- Vehicular access to the residential parking garage is via a gated two-way driveway on the southeast side along Lexington Drive, and provides access to one-level of subterranean parking containing 56 parking spaces. The driveway is designed with permeable interlocking pavers, complementing the site and the neighborhood.
- Trash room and transformer are located below grade in the parking level, effectively screened from public view.
- The proposed lighting design is appropriate, however, as conditioned by the Board, site lighting and lighting on the building should be depicted on the drawings, limiting light fixtures on the building to the main entry and patio doors, and show utility connections such as backflow preventer on the site.

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 new four-story (52-foot high) structure will provide appropriate setbacks given the site's prominent corner location and its relationship to surrounding buildings. The ground floors are appropriately setback from the street front and side property lines. And the front main building is designed in a "U"-shape form with two buildings flanking a wide central courtyard, providing appropriate massing relief for the site, adjacent buildings and the neighborhood.
- The massing is broken up by recessed building forms, breaks in roof and wall planes, window patterning, and cladding material. This helps avoid long horizontal facades and minimizes a boxy outline. Through the use of different cladding materials and colors including stucco, stone, composite horizontal siding, fenestration, as well as private roof decks and balconies, holistically it gives the project additional texture and relief to the overall mass.
- As conditioned by the Board, using the colors and materials board shown on the material and color palette (e.g., siding, stone, stucco, siding, and glass treatment), will help reinforce the reading of different volumes, and articulates the building. The building's massing and articulation reflects the development pattern of the neighborhood and provides appropriate massing relief especially facing the street.
- The flat roof design, building mass and proportions are consistent with the contemporary style of the building and the neighborhood context.

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 contemporary design of the building is compatible with the neighborhood context. The colors and materials featured on the color/materials board includes shades of dark bronze for the windows and doors, and white plaster combined with black smooth stone and brown siding for the building walls, which is appropriate to the building and complementary to the neighborhood. For this reason, the Board conditioned the project to use the colors and materials as shown on the color/materials board palette on the building.
- The building's main front entrance is well integrated into the design, featuring an appropriate focal point gated entry accessible from Lexington Drive, complementary to the site and the neighborhood. Additionally, access to the individual units on the upper levels are provided by exterior open corridors/walkways overlooking the landscape center courtyard area.
- The proposed contemporary architectural style of the project is appropriate to the site and the neighborhood. The design of the building includes an emphasis on rectangular shapes and voids, rooflines, appropriate materials and finishes, and transparent elements, which are consistently applied and complementary to the style of the building. To mitigate potential privacy concerns associated with adjacent properties, the Board conditioned the project to 1) relocate the east-facing balconies of all southeast corner units (all levels) to the front (south side) facing Lexington Drive; and 2) use solid, translucent, or other appropriate railing material (not clear glass) for all balcony/patio railings proposed on the north and east sides of the building.

- The proposed windows are appropriate to the design of the building and the neighborhood in terms of their material, operation and overall appearance. The project features recessed fiberglass windows with a brown finish and variety of operation types (casement, fixed, and sliding), appropriately complementary to the building's contemporary style. A condition is included to submit a window schedule consistent with the City's window handout.

DRB Staff Member Milca Toledo, Senior Planner

Notes:

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