

MINUTES
MEETING OF THE CITY OF GLENDALE
ALTERNATIVE ASSESSMENT PANEL
MUNICIPAL SERVICES BUILDING, ROOM 105
633 East Broadway, Glendale, CA 91206
THURSDAY, AUGUST 10, 2006

10:05 a.m. - The meeting was called to order by Laura Stotler, Principal Planner, in Hearing Room 105 of the Municipal Services Building. Mrs. Stotler read the AAP Introduction and Guidelines.

I. ROLL CALL:

PRESENT:

Mr. Vartan Gharpetian, Chairperson, Design Review Board No. 1
Mr. Larry Tison, Board Member, Design Review Board No. 1
Mr. Robert Carnahan, Board Member, Design Review Board No. 2
Mr. Ivan Insua, Board Member, Design Review Board No. 2
Mr. Michael James, Chairperson, Design Review Board No. 2

Planning Department Staff:

PRESENT Elaine Wilkerson, Director
Laura Stotler, Principal Planner
Amir Bashar, Planning Assistant

II. REPORT REGARDING THE POSTING OF THE AGENDA:

The agenda for this meeting was posted on the Bulletin Board outside City Hall on or before 5:00 p.m. on August 2, 2006.

II. DISCUSSION ITEMS:

CASE NO.	1-PDR-2006-018-C
LOCATION	1218 San Luis Rey Drive
APPLICANT:	Nakaishi & Associates/Bob Taylor, 2910 West Broadway, #200 Los Angeles, CA 90041
APPELLANT:	Mark Gentili, 2260 Via Saldivar, Glendale, CA 91208 Bobbie Gentili, 2260 Via Saldivar, Glendale, CA 91208

PROJECT DESCRIPTION and BACKGROUND

On June 1, 2006, the Design Review Board No. 1 voted 2-1 to approve for final design with conditions for a first floor area new second floor addition to an existing single-family house. Two comments were attached to this decision.

APPELLANT'S ARGUMENT:

Mark and Bobbie Gentili decided to appeal the Board's decision on June 1, 2006, that would approve the project with two conditions. The Gentili's believe that the project is not compatible with the character of the surrounding neighborhood and that certain board members approved the project mainly because it was perceived that the case was going to be appealed anyways. The appellant also states that the Design Review Board neglected to take into consideration the testimony of many neighbors who argued that the mass and scale of the proposed addition was much greater than surrounding neighborhood homes.

OTHER NEIGHBORHOOD RESIDENTS SPOKE TO SUPPORT THE APPEAL

William Klint, 1122 San Luis Rey Drive, Glendale CA 91208
Rodney V. Khan, 1111 N. Brand Blvd., #403 Glendale, CA 91208
Armik Shahnazarian/Amak Group, 639 W. Broadway, Glendale, CA 91204
Kelly Richardson, 234 E. Colorado Blvd., #800 Pasadena, CA 01101

NEIGHBORS AND HOME OWNER'S ASSOCIATION SPOKE IN OPPOSITION

Dick Murray, 2908 E. Chevy Chase Avenue, Glendale, CA 91205
Larry Hanson, 2201 Via Saldivar, Glendale, CA 91208
Albery Hofuann, 3252 Costeve Avenue, Glendale, CA 91208
Russell Dave, 1110 San Luis Rey Drive, Glendale, CA 91208
Dennis Guyer, 1306 San Luis Rey Drive, Glendale, CA 91208
Mirna Stanley, 1539 El Rito, Glendale, CA 91208
Rey Galloway, 1421 Capistrano Avenue, Glendale, CA 91208

OWNER OF THE PROPERTY

Angelica Perez, 1218 San Luis Rey Drive, Glendale CA 91208
Tony Perez, 1218 San Luis Rey Drive, Glendale CA 91208
Sheldon S. Baker, 100 W. Broadway, #600 Glendale, CA 91210 (Owner's Attorney)

SPEAKING IN FAVOR AT THE MEETING

Charlie Mirzakhanyan, 2250 Via Saldivar, Glendale, CA 91402
Juan Carlos Ramos, 1100 San Luis Rey Dr., Glendale, CA 91208
Dr. Irubiel Barbosa, 1209 San Luis Rey Dr., Glendale, CA 91208
Rima Boghossian, 1217 San Luis Rey Dr., Glendale, CA 91208

DISCUSSION BY THE BOARD MEMBERS AND MOTION

To deny the appeal and approve the project with the two conditions adopted by DRB and with an additional condition to provide full landscape plans by a landscape architect.

Original DRB conditions (6-01-06)

1. Introduce a break in the roof above the garage to eliminate the elongated appearance.
2. If possible, keep the Amber tree next to the garage.

AAP additional condition (8-10-06)

3. Provide a landscape plan by a professional landscape architect and focus on the front elevation as well as the side elevation between the subject house and the Appellant.

VOTE: Ayes: Gharpetian, Tison, James, Carnahan, Insua
 Noes: None
 Abstain: None

The meeting resumed at 12:37 p.m. Mr. Insua- stated that he went on a site visit and met with the owner Tuesday morning and has spoken to the owner several times

CHAIRPERSON