

MINUTES
MEETING OF THE CITY OF GLENDALE
ALTERNATIVE ASSESSMENT PANEL
MUNICIPAL SERVICES BUILDING, ROOM 105
633 East Broadway, Glendale, CA 91206
THURSDAY, SEPTEMBER 7, 2006

10:05 a.m. - The meeting was called to order by Wolfgang Krause, Principal Planner, in Hearing Room 105 of the Municipal Services Building. Mrs. Krause 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. Malekian, Board Member, Design Review Board No. 2

Planning Department Staff:

PRESENT Elaine Wilkerson, Planning Director
Wolfgang Krause, Principal Planner
Milca Toledo, Planner

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 September 1, 2006.

II. DISCUSSION ITEMS:

CASE NO. 1-PDR-2005-143-AAP

LOCATION 240 Sleepy Hollow Terrace

APPLICANT: Levon Khandjian, 240 Sleepy Hollow Terrace, Glendale, CA 91206

APPELLANT: Jeannette Williams, 250 Sleepy Hollow Terrace Glendale, CA 91206

PROJECT DESCRIPTION and BACKGROUND

On June 29, 2006, Design Review Board #1 reviewed the third submittal for a new single family home on a hillside lot. The proposal consisted of a two-story, Mediterranean-style, 4,142 square-foot house with an attached three-car garage on an 11,420 square foot lot. The Board voted 4-0 to “Approve with Conditions” with seven conditions.

APPELLANT’S ARGUMENT:

The appellant, Mrs. Jeannette Williams, appealed the Board’s decision to “Approve with Conditions”, claiming “The development is not compatible with the surrounding neighborhood in terms of size, scale, or bulk/mass. The site plans do not take into account the visual impact on surrounding neighbors. The architectural style is not compatible with surrounding neighborhood.”

OTHER NEIGHBORHOOD RESIDENTS SPOKE TO SUPPORT THE APPEAL

Virginia Jennings, 255 Sleepy Hollow Terrace, Glendale, CA 91206
Heather Williams, 250 Sleepy Hollow Terrace, Glendale, CA 91206
Gary Roberts, 249 Sleepy Hollow Terrace, Glendale, CA 91206

HOME OWNER’S ASSOCIATION REP. SPOKE IN FAVOR OF THE APPEAL

Renay Wallace, 2420 Sleepy Hollow Terrace, Glendale, CA 91206

OWNER OF THE PROPERTY

Sonya Vardanyan, 240 Sleepy Hollow Terrace, Glendale, CA 91206
Tigran Basmadjyan, 240 Sleepy Hollow Terrace, Glendale, CA 91206

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

Motion moved by board member Insua and seconded by board member Tison that the project is denied based on the following conditions.

1. Mass and scale are not consistent with the existing prevailing neighborhood.
2. Architectural style is not consistent with the neighborhood as an in-fill project (prevailing style is Ranch).
3. Floor area is too large.
4. Three-car garage is not consistent with the prevailing two-car garage.
5. The immediate neighborhood and it sites was an important aspect when the neighborhood was originally developed.

VOTE: Ayes: Carnahan, Insua, Tison
 Noes: Gharpetian, Malekian
 Abstain: No one

The meeting resumed at 12:30 p.m.

CHAIRPERSON