

MINUTES
MEETING OF THE CITY OF GLENDALE
ALTERNATIVE ASSESSMENT PANEL
MUNICIPAL SERVICES BUILDING, ROOM 105
633 East Broadway, Glendale, CA 91206
THURSDAY, APRIL 19, 2007

10:15 a.m. - The meeting was called to order by Ms. Laura Stotler, Planner, in Hearing Room 105 of the Municipal Services Building. Ms. Stotler read the AAP Introduction and Guidelines.

I. ROLL CALL:

PRESENT: Mr. Carnahan, Board Member, Design Review Board No. 2
Ms. Friedman, Chairperson, Design Review Board No. 2
Mr. Gharpetian, Chairperson, Design Review Board No. 1
Mr. Malekian, Board Member, Design Review Board No. 2
Mr. Zohrabians, Board Member, Design Review Board No. 1

Planning Department Staff:

PRESENT: Edith Fuentes, Zoning Administrator
Laura Stotler, Principal Planner
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 April 12, 2007.

III. DISCUSSION ITEM:

CASE NO.	1-PDR-2006-117-AAP
LOCATION	1366 Western Avenue
APPLICANT	Hagobian & Associates Inc.
APPELLANT	Holly Keenan

PROJECT DESCRIPTION and BACKGROUND

On February 15, 2007, Design Review Board #1 reviewed the third submittal for a new single family home on an in-fill lot. The proposal consisted of demolishing an existing single-family house and constructing a new 2,494 square-foot, two-story single-family house with an attached 489 square-foot, two-car garage located on an 8,350 square-foot lot. The Board voted 3-1 to “Approve with Conditions” with two conditions.

APPELLANT’S ARGUMENT:

The appellant, Mrs. Holly Keenan, appealed the Board’s decision to “Approve with Conditions”, claiming “The development is not compatible with the surrounding neighborhood in terms of design, 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.

SPEAKING AT THE MEETING- PUBLIC INPUT-IN FAVOR

Edward Hagobian, Applicant, 220 South Kenwood Street, #210 Glendale, CA
Artin Meliksetian, 358 W. Milford Street, Glendale, CA 91203
Arbi Grigorian, 10960 Whitegate Avenue, Sunland, CA 91040
Almara Sepanian, 1366 Western Avenue, Glendale, CA 91201
Ani Artounian, 1637 Glenwood Road, Glendale, CA 91201

SPEAKING AT THE MEETING-PUBLIC INPUT-IN OPPOSITION

Holly Keenan, Appellant, 1644 Bel Aire Drive, Glendale, CA 91201
Hesham Mansour, 1362 Western Avenue, Glendale, CA 91201
Ani Bedikyan, 1648 Bel Aire Drive, Glendale, CA 91201
Peter Fuad, Home Owners’ Associate Representative, 1635 Ard Eevin Avenue, Glendale, CA 91202

DISCUSSION BY THE BOARD MEMBERS AND MOTION

Discussion ensued among the commissioners, after which Board Member Alen Malekian and Robert Carnahan denied the appeal and approved the project with conditions. Chairperson Laura Friedman stated that Board Member Michael James should review the landscape plan. Board Member Carnahan made the motion and Mr. Malekian seconded.

VOTE: Ayes: Carnahan, Friedman, Malekian, Zohrabians
 Noes: No one
 Abstain: Gharpetian

IV. ADJOURNMENT:

A motion was made to adjourn the meeting all in favor. Chairperson Friedman adjourned the meeting at 12:40 p.m.

CHAIRPERSON