

MINUTES
MEETING OF THE CITY OF GLENDALE
ALTERNATIVE ASSESSMENT PANEL
MUNICIPAL SERVICES BUILDING, ROOM 105
633 East Broadway, Glendale, CA 91206
THURSDAY, SEPTEMBER 20, 2007

10:10 a.m. - The meeting was called to order by Roger Kiesel, Senior Planner, in Hearing Room 105 of the Municipal Services Building.

Mr. Kiesel read the AAP Introduction and Guidelines.

I. ROLL CALL:

PRESENT:

Mr. Gharpetian, Chairperson, Design Review Board No. 1
Mr. Cianfrini, Design Review Board No. 1
Ms. Friedman, Chairperson, Design Review Board No. 2
Mr. James, Board Member, Design Review Board No. 2
Mr. Malekian, Board Member, Design Review Board No. 2

Planning Department Staff:

PRESENT: Howard Malis, Principal Planner
Roger Kiesel, Senior Planner
Bradley Collin, Senior 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 August 30, 2007.

III. DISCUSSION ITEM:

CASE NO. 1-PDR-2006-044-AAP

LOCATION 2841 Hermosita Drive

APPLICANT/ARCHITECT: Cliff Le Beau, 3728 Bailey Court, Newbury CT

APPELLANT: Kim W. Sellars, 2831 Hermosita Drive, Glendale

PROJECT DESCRIPTION and BACKGROUND

The proposal is a addition of approximately 2,840 square feet of floor area to an existing 1,292 square-foot, one-story, single-family house with an existing 679 square-foot attached two-car garage on an 11,345 square-foot lot.

APPELLANT’S ARGUMENT:

The appellant, Mrs. Kim Sellars, appealed the Board’s decision to “approve the addition” due to the house being too massive, and out of scale with the neighborhood and because the architectural style of the residence is not consistent with the neighborhood.

OTHER NEIGHBORHOOD RESIDENT’S LETTERS TO SUPPORT THE APPEAL

- Kelly M. Bellomo
- Thomas W. Stoever
- Victoria Shabanian
- Anjelica Mucci
- Elizabeth Perez
- Hideaki Kato
- Cynthia Cloppas

HOME OWNER’S ASSOCIATION REPRESENTATIVE SPOKE IN FAVOR OF THE APPEAL

Mirna Stanley

OWNER OF THE PROPERTY

Chandran Prakash, 1710 Santa Paula Place, Glendale, CA 91208

SPEAKING IN OPPOSITION AT THE MEETING

Ray Galloway, Eva Hughes, Jon Graff, Jean Graff, Frank Cazares, Dana McDermott.

DISCUSSION BY THE BOARD MEMBERS AND MOTION

Motion moved by board member James and seconded by board member Cianfrini that the project is **APPROVED WITH CONDITIONS.**

Conditions:

- 1) Keep existing brick
 - a. Replace the stone veneer on the façade of the house with brick
 - b. Walkway and driveways shall be brick
- 2) Add sycamore trees to side yard, per plan revised at the AAP meeting.
- 3) Place California Bay trees in the interior yards (no hedges) – per plan revised at the AAP meeting
- 4) All landscaping shall be properly irrigated.
- 5) Add more ground cover and do not use pea gravel.

<u>VOTE:</u>	Ayes:	James, Cianfrini, and Gharpetian
	Noes:	Malekian, Friedman
	Abstain:	No one

IV. ADJOURNMENT:

A motion was made to adjourn the meeting all in favor. Chairperson Friedman adjourned the meeting at 11:45 a.m.

CHAIRPERSON