

**MINUTES  
ALTERNATIVES ASSESSMENT PANEL  
THURSDAY, MAY 1, 2008**

**3:20 p.m.:** - The meeting was called to order by Chairperson Pro Tem Insua in Room 105, Municipal Services Building, 633 East Broadway, Glendale.

**I. ROLL CALL:** Present: Mr. Insua  
Mr. Ellis  
Mr. Geragos  
Mr. Yoo  
Mr. Zarifian

Staff Members Present: Tim Foy, Assistant Director of Planning  
Stephanie Reich, Senior Urban Designer  
Vilia Zemaitaitis, Senior Planner  
Ruzanna Petrossian, Sr. Office Services Specialist

Staff Members From  
Other City Departments: None

Minutes Prepared By: Ruzanna Petrossian

**II. POSTING OF THE AGENDA**

The agenda for this meeting was posted on the bulletin board outside City Hall at or before 5:00 p.m. on April 25, 2008.

**III. REVIEW CALENDAR**

**A. STAFF ANNOUNCEMENT:** None

**B. CONSENT CALENDAR:** None

**C. ALTERNATIVES ASSESSMENT PANEL CASE:**

**1) DRB No. 2-PDR-2006-022-AAP                      1340 Virginia Avenue  
New Single Family Dwelling**

**STAFF**

Staff Member Vilia Zemaitaitis stated that on January 17, 2008, Design Review Board #2 reviewed the first submittal for final review for a new single family home. The final review proposal consisted of demolishing the existing one-story, 2,001 square foot house and detached garage, and constructing a new 3,403 square foot, two-story house with an attached 2-car garage on a 14,616 square foot lot. Following much discussion, the Board voted to continue the project for two weeks in order to have the applicant provide a neighborhood/street profile drawing, accurately showing the proposed two-story home in relation to the existing, adjacent houses along Virginia Avenue.

On January 31, 2008, the architect presented a streetscape profile showing panoramic frontal views of all homes on the east side of Virginia Avenue, including a photo simulation of the

proposed 2-story house. The architect also submitted slightly revised elevations, addressing certain comments made by the Board during the last meeting on the project's massing and style. Following the architect's presentation and additional public testimony, the Board approved the project with three conditions. The Board voted 3-1 (James, Malekian, Zarifian – Yes; Carnahan – No).

The appellant, Mr. Abrahamson, appealed the Board's decision to "Approve with Conditions", stating that "the Design Review Board did not adequately consider the compatibility of this house relative to the houses in the immediate area." Mr. Abrahamson cited the following issues: the number of 2-story homes in the area; the comparison of the proposed 2-story home's height and massing in regards to the adjacent 1-story homes on lots with grade differentials; the issue of privacy for neighboring rear yards; and the architect's presentation of updated plans on January 31<sup>st</sup> without adequate time for review.

### **APPLICANT**

Franco Noravian, applicant for the project, 409 West Broadway, Glendale, CA 91204

### **WRITTEN COMMUNICATION:**

Gerald Abrahamson (Appellant)  
Gail Erke, (Next door neighbor)  
Habib Basravi (Virginia Avenue resident)

### **SPEAKING AT THE HEARING:**

In Favor:

- Salma Basravi
- Sarmen Movsesian

Interested Party: No one

In Opposition:

- Gerald Abrahamson
- Oscar W. Fehsel

### **BOARD DISCUSSION**

The Board discussed the project and made a motion and comments.

### **MOTION**

Moved by Board Member Yoo and seconded by Board Member Zarifian, that the final project design is **APPROVED WITH CONDITIONS:**

### **CONDITIONS**

1. Setback the 2<sup>nd</sup> story front bedroom on the north elevation in line with the existing rear plane and further from the interior property line.
2. Verify a 9' top plate height for the 2<sup>nd</sup> story and lower the plate height if greater than 9'. Lower the top plate height of the garage to 9' or less. Consider introducing multiple plate heights for the 1<sup>st</sup> floor.
3. Provide 6" to grade at the lowest portion on the north side.

### **VOTE**

Ayes: Geragos, Insua, Yoo, Zarifian  
Noes: Ellis  
Absent: None  
Abstain: None

**IV. APPROVAL OF MINUTES:** None

**V. ORAL COMMUNICATIONS:** None

**VI. STAFF AND BOARD BUSINESS/DISCUSSION OF ITEMS:** None

**VII. ADJOURNMENT**

A motion was made to adjourn the meeting. All in favor, Chairperson Pro Tem Insua adjourned the meeting at 5:00 p.m.

---

Chairperson – Alternatives Assessment Panel

TF:SR:VZ:rp