

**MINUTES  
ALTERNATIVES ASSESSMENT PANEL  
THURSDAY, AUGUST 7, 2008**

**3:10 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  
Ms. Friedman  
Mr. Simonian  
Mr. Zarifian

Staff Members Present: Stephanie Reich, Senior Urban Designer  
Vilia Zemaitaitis, Senior Planner

Staff Members From  
Other City Departments: None

Minutes Prepared By: Ruzanna Petrossian, Sr. Office Services Specialist

**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 July 31, 2008.

**III. REVIEW CALENDAR**

**A. STAFF ANNOUNCEMENT:** None

**B. CONSENT CALENDAR:** None

**C. ALTERNATIVES ASSESSMENT PANEL CASE:**

**1) DRB No. 2-PDR-2007-100-AAP                      1749 Allen Avenue  
New Single Family Dwelling**

**STAFF**

Staff Member Vilia Zemaitaitis stated that on June 5, 2008, Design Review Board #2 reviewed this project for final review and approved it with conditions. This project was reviewed under the previous DRB ordinance as the application was complete prior to April 24, 2008. The applicant is proposing to construct a new 6,648 sq. ft., two-story single family home with an attached four car garage (two tandem spaces) on a 58,850 sq. ft. lot, zoned R1R (Floor Area District I). Because greater than 50% of the original building wall and roof area would be removed, the project would be considered as "new construction", according to the Zoning Code.

Because the project is considered "new construction", a Standards Variance was required in order to allow the continued use of the existing driveway, since it is not located on the same lot (G.M.C. Section 30.32.130.B.1). The Standards Variance was approved by the Zoning Administrator on January 31, 2008.

The appellant, Mr. Lee (a neighbor), appealed the Board's decision to "Approve with Conditions", stating that "the Design Review Board did not follow the City's residential design guidelines with regard to the Hillside Ordinance" and criticizing the "incompatibility of the size and massing of the new proposal in relation to the existing neighborhood". Mr. Lee noted the approval of a house 3,616 sq. ft. (219%) larger than the average neighborhood home and 3,989 sq. ft. larger than the existing home. The appellant's statements are included on the Notice of Appeal.

**APPLICANT**

Ralph Lee, applicant for the appeal, 1715 Allen Avenue, Glendale, CA 91201, presented the appeal.

**ARCHITECT**

Hamlet Zohrabians, architect for the project, 3800 La Crescenta Avenue, Glendale, CA 91201, presented the project.

**WRITTEN COMMUNICATION:**

- A petition signed by 10 neighbors (in support of the project)
- Armen and Aida Norhadian
- Frank and Nancy Bouton
- Martin Charles

**SPEAKING AT THE HEARING:**

In Favor:

- Alina Markari
- Amy Galstian
- Anna Galfaian
- Annette Galstian
- Arthur Gasamanian
- Christine Hayrapetian
- Eddit Galstian
- Nareg Ter-Hovsepian
- Shant Norhadian
- Vahe Hacobian

Interested Party:        No one

In Opposition:

- Beth McDevitt
- Dennis Budimir
- Dick Murray
- Juliann Budimir
- Margaret Hammond
- Mike Javor
- Mirna Stanley
- Philip Keller
- Regina Perry
- Rosa Frommer

## **BOARD DISCUSSION**

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

## **MOTION**

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

## **CONDITIONS**

1. Work with staff to reduce the impact of the south-east corner of the residence (rear elevation), so the corner appears more embedded in the hillside and the slope is brought further down, thereby softening the appearance of the building's corner.
2. Install all landscaping per the approved DRB landscape plan, designed by Larry Tison & Associates, ASLA. Prior to final DRB inspection approval, the planner shall ensure that the number, species and size of all plants, shrubs and trees are per plan.
3. Consider revising the treatment of the balcony around the two upper-level, rear elevation bay projections to minimize any vertical emphasis.
4. Re-evaluate and, if necessary, redesign how the backyard landscaping pad intersects the garden wall at the south-west corner of the building in anticipation of any negative drainage impacts to the neighbor below.
5. Consider removing the proposed corbels and unifying the material treatment (either metal or wood).

## **VOTE**

Ayes: Insua, Friedman, Simonian, 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 6:40 p.m.

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Chairperson – Alternatives Assessment Panel

TF:SR:VZ:rp