

# Appeal



Case No. PDR1709694.C

Date 1-23-2019

Submit 3 copies of this application, along with the required fee, to:

Permit Services Center (PSC), 633 East Broadway, Rm. 101, Glendale, California, 91206 (Monday thru Friday, 7:00 am to 12:00 pm);

Or to:

Community Development Department (CDD), 633 East Broadway, Rm 103, Glendale, California, 91206 (Monday thru Friday, 12:00 pm to 5 p.m.).

For more information please call the PSC at 818.548.3200, or the Planning Division at 818.548.2115.

Please complete (PRINT or TYPE) the following information:

## PART 1 - NOTICE TO APPELLANT (please read carefully)

- A. This form must be prepared, and 3 copies filed, within 15 days of the date of the decision being appealed.
- B. Every question must be answered.
- C. If a question does not apply, you must answer "does not apply" or words to that effect.
- D. Failure to properly fill out this notice or failure to make a sufficient statement of a case in this notice, even if in fact you have valid and sound grounds for appeal, may cause your appeal to be dismissed forthwith.
- E. Attach additional pages for long answers.
- F. Prior to completing this form, read the Glendale Municipal Code, Title 2, Chapter 2.88 Uniform Appeal Procedure on the City's webpage at [www.ci.glendale.ca.us/gmc/2.88.asp](http://www.ci.glendale.ca.us/gmc/2.88.asp)

## PART 2 - APPELLANT INFORMATION

A. RAYMOND MUNRO VISTA enterprise mnc@yahoo.com  
First Name Last Name Email Address

B. 3169 KIRKHAM DR. , Glendale, CA . 91206 323-422-1916  
Street Address City State Zip Code Area Code - Phone Number

## PART 3 - APPEAL BACKGROUND INFORMATION

- A. State the name or title of the board, commission or officer from which this appeal is taken (DRB)  
DESIGN REVIEW BOARD
- B. Were you given written notice of the action, ruling or determination? Yes ☒ No ☐  
If "Yes," attach a copy of the written notice and write the date you received it here JAN. 15, 2019  
If "No," give the following information concerning your receipt of notice of the action, ruling or determination.  
Date \_\_\_\_\_ Time \_\_\_\_\_ Location \_\_\_\_\_ Manner \_\_\_\_\_
- C. State generally what kind of permit, variance, ruling, determination or other action was the basis for the decision from which the appeal is taken DESIGN REVIEW BOARD DECISION  
FOR A PROPOSED SINGLE FAMILY RESIDENCE WITH  
ATTACH 2-CAR GARAGE
- D. State the specific permission or relief that was originally sought from the board, commission, or officer  
DRB APPROVAL FOR A SINGLE FAMILY DWELLING
- E. Were you the party seeking the relief that was originally sought? Yes ☒ No ☐  
If "No," how are you involved with the permit, variance, ruling, determination, or other action referred to above? \_\_\_\_\_
- F. Does this matter involve real property? Yes ☒ No ☐  
If "Yes," give the address, or describe the real property affected  
910 LAIRD DR, GLENDALE, CA.

**PART 4 - STATEMENT OF ERROR**

- A. Do you contend that there was a violation of a specific provision of law, which forms the basis for this appeal? ☒ Yes \_\_\_ No If "Yes", state each specific provision of law that you contend was violated: SEE ATTACHED
- B. Do you contend that the board, commission or officer exceeded its authority by virtue of any of the provisions of law given in answer "A"? ☒ Yes \_\_\_ No If "Yes", state which provisions, and state specifically each act that was in excess of authority: SEE ATTACHED
- C. Do you contend that the board, commission or officer failed to fulfill a mandatory duty by any provision of law given in answer "A"? ☒ Yes \_\_\_ No If "Yes", state which provision, and the specific duty that it failed to exercise: SEE ATTACHED
- D. Do you contend that the board, commission or officer refused to hear or consider certain facts before rendering its decision? ☒ Yes \_\_\_ No If "Yes", state each such fact, and for each fact, state how it should have changed the act, determination or ruling: SEE ATTACHED
- E. Do you contend that the evidence before the board, commission or officer was insufficient or inadequate to support its action, determination or ruling or any specific finding in support thereof? \_\_\_ Yes ☒ No If "Yes", state what evidence was necessary, but lacking: SEE ATTACHED
- F. Do you contend that you have new evidence of material facts not previously presented, which if considered should change the act, determination or ruling? ☒ Yes \_\_\_ No If "Yes", state each new material fact not previously presented to the board, commission or officer. For each fact, state why it was not available, or with the exercise of reasonable diligence could not have been discovered and previously presented by the appellant:

Statement of additional facts related to the appeal: SEE ATTACHED

The foregoing statements, contained in PARTS 2, 3 and 4 above, are true and correct to the best of my knowledge and belief.

RAYMOND MUNRO  
Appellant's Name - Please Print

Raymond Munro  
Appellant's Signature

1/25/19  
Date Signed

**FOR STAFF USE ONLY**

Date received in Permit Services Center 1/25/19

Fee paid \$2,000.00

Received by 1/19

Receipt No. 285720

Date Stamp



## Statement of Additional Facts

**Appeal of DRB Denial /Record of Decision January 10, 2019 PDR1709694-C**  
633 E Broadway  
Glendale CA 91206

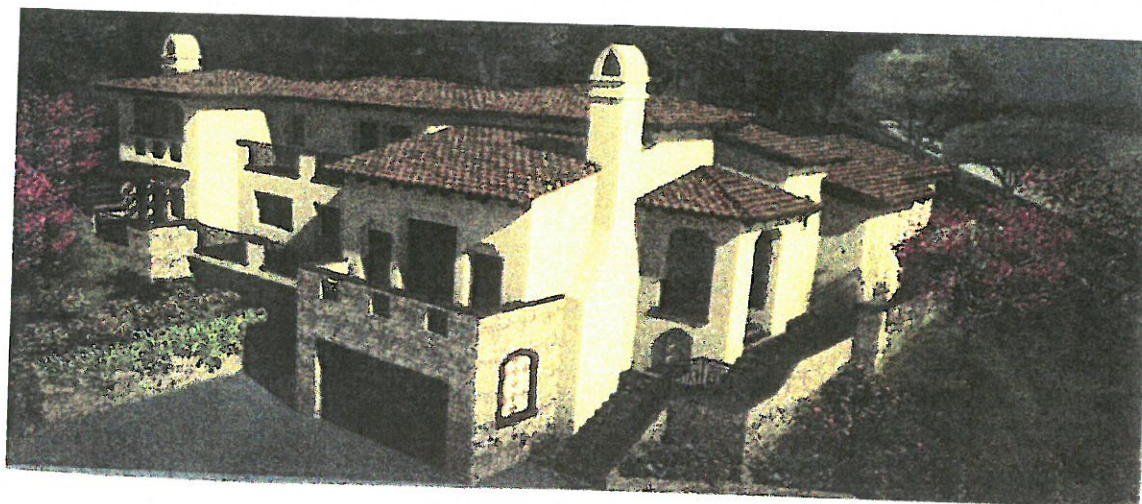
Subject Property:  
910 Laird Drive, 2512 N. Chevy Chase  
Glendale, CA 91206

History of Design presentations for the proposed project over time.

Hearing date: 1-22-14 Conditional use Permit  
Project House and Guest house Square Footage: 4,643 3-car Garage



Hearing DRB August 11, 2016  
House Square Footage 3,750 3-Car Garage







Hearing DRB December 14, 2017  
House Square Footage: 3,515, 3-Car Garage

Hearing DRB April 12, 2018  
House Square footage 3,496, 2-Car Garage

Hearing DRB January 10, 2019  
House square Footage 3,275, 2-car Garage

**Appeal of DRB Denial /Record of Decision January 10, 2019 PDR1709694-C**  
633 E Broadway  
Glendale CA 91206

Subject Property:  
910 Laird Drive  
Glendale, CA 91206

Architect: Elizabeth Ann Herron  
Owner: Raymond Munro

**Part 4- STATEMENT OF ERROR : (APPEAL APPLICATION ADDENDUM)**

- A. Do you content that there was a violation of a specific provision of the law, which forms the basis of this appeal? (Yes)

**COMPREHENSIVE DESIGN GUIDELINES (Adopted Nov. 29, 2011)**

These Design Guidelines are to be used by all those applying for permits in the City of Glendale, City staff, the Design Review Board (DRB), City Council and Successor Agency. In order to approve a project under Design Review, decision-makers must find that the project is consistent with the intent of the Design Guidelines. They were developed to provide predictability for property owners and developers, as well as residents and other stakeholders in the Glendale community.

The Comprehensive Design Guidelines and the Hillside Design Guidelines were followed and adjusted over the 5 years that this project has been considered. The project does conform to the design guidelines for the City of Glendale and despite staff approval and initial approval for a Conditional Use Permit heard: March 11, 2014 (case # PCUP13122910) along with 4 separate hearings of the DRB hearings (2 different design review applications with different architects) in which the conditions of approval were met, the project was been denied. We contend that the Comprehensive Design Guidelines have been met and our right to a "predictable" process as a home owner, has been violated.

- B. Do you content that the board, commission or officer exceeded its authority by virtue of any of the provisions of law given in answer 'A ? "(Yes) . If "yes", state specifically each act that was in excess of authority:

We contend that specific conditions of approval from 4 different DRB hearings have been satisfied and DRB has not appropriately respected the intent of the Comprehensive Design Guidelines by not considering the specific design modifications responding to the Conditions of Approval in a reasonable, objective way. There were 5 different redesign efforts undertaken to conform to specific Conditions of approval from the DRB. Each time the applicant went to extraordinary design effort to satisfy the conditions of approval. Below is a summary of the main concerns of the DRB Board.

1. Restoration of driveway cut graded without permit prior to applicant purchase of the property 2012. Restoration of this driveway cut with landscaping materials and possible restoration grading. Each presentation to the DRB board shows how this Condition of Approval has been satisfied for each DRB presentation, see exhibits.



2. Reduce size and mass of the subject property. See the chart and progression of deduction of square footage from 4,643 sq. ft. to current proposal to 3,275 sq. ft. See chart, for reduction of square footage. See comparative Elevations to see reduction of mass.

### Chart Showing Reduction in Square Footage over Design Process

910 Laird Dr. house has been reduced in size 4 times for a total reduction of 1,368sq. Ft

Hearing Date	Square Footage of House	Size of Garage
1/22/14	4,643 sq. ft.	3 car garage
8/11/16	3,750 sq. ft.	3 car garage
12/14/17	3,515 sq. ft.	3 car garage
4/12/18	3,496 sq. ft.	2 car garage
1/10/19	3,275 sq. ft.	2 car garage

Total reduction in square footage: 1,368 sq. ft.

# Chart Showing Reduction in Square Footage over Design Process

910 Laird Drive      3,275sq ft      81,000sq ft      ACTUAL PROJECT

Address	Living Space	Land	Distance from Laird
2176 Chevy Chase	6,317sq. Ft.	2.71acres	0.50miles
2500 Chevy Chase	3,729sq. Ft.	0.32acres	0 Miles
2566 Chevy Chase	3,230sq ft.	0.40acres	0.20miles
2737 Chevy Chase	3,353sq ft.	0.50acres	0.50miles
2815 Chevy Chase	4,470sq ft.	0.26acres	0.60miles
3028 Chevy Chase	3,698sq ft.	8,963sq ft.	0.80miles
3030 E Chevy Chase	4,686sq ft.	0.37acres	0.80miles

2845 Kennington Dr.	5,089sq. Ft	0.38acres	0.60miles
2671 Kennington Dr.	4,266sq. Ft.	7,294sq ft.	1mile

2584 Cascadia Dr.	3,444sq ft.	1.03acres	0.60miles
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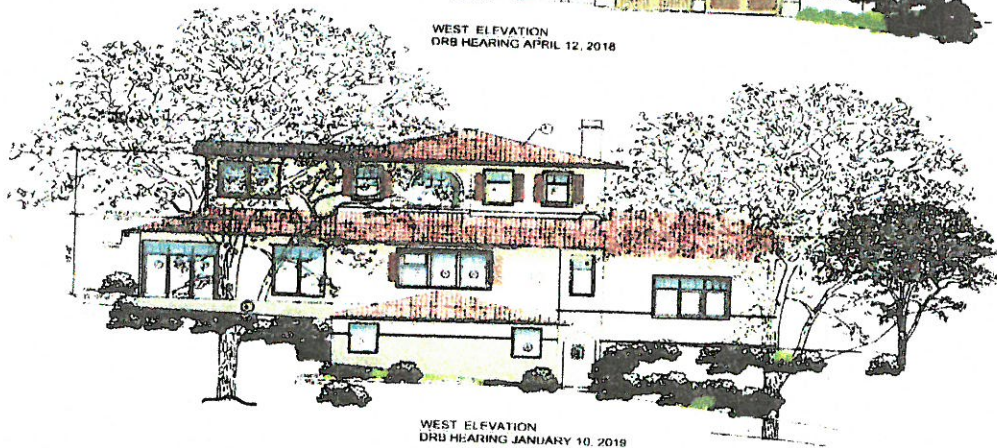
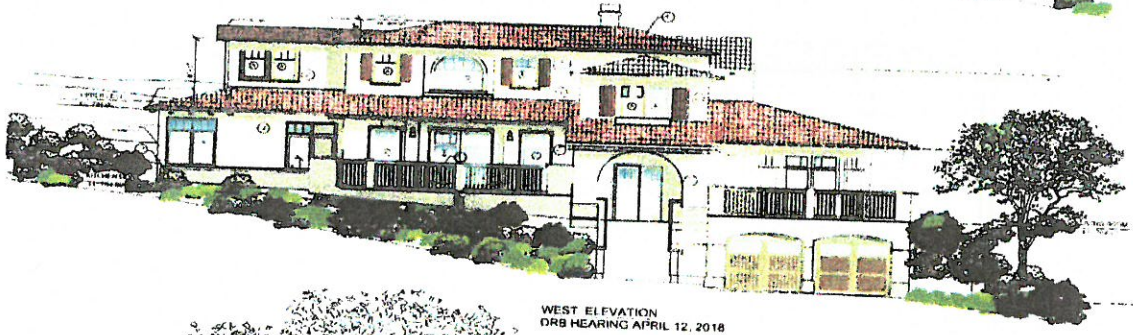
The only property that has a larger lot is 2176 Chevy Chase, 2.71AC  
910 Laird Dr. has 81,000sq ft. almost 2AC



MAP OF AS LARGE AND LARGER HOUSES IN AREA



# REDCTION IN MASS EXHIBIT





- C. Do you contend that the board, commission or officer failed to fulfill a mandatory duty by provision of law given in answer "A"? (yes) , State which provision, and the specific duty that it failed to exercise:

DRB board failed to consider how the conditions of approval were met and how the proposed development satisfied the Design Guidelines for the City of Glendale.

- D. Do you contend that the board, commission or officer refused to hear or consider certain facts before rendering its decision? (Yes), If "yes" state each new material fact, state how it should have changes the act, determining the ruling:

At the DRB hearings: January 10, 2019 , April 12, 2018 and December 14, 2017,, grading plans and landscape plans specifically addressing the restoration of previous driveway cut were presented. The DRB hearing presentation of December 14, 2017, included grading plans documenting the amount of grading that had been previously removed without permit and how this grading would be restored. There were landscape plans that exhibited how these areas would be replanted and restored. Conditions for Redesign did not include any discussion of the driveway cut restoration. because the plans presented satisfied the DRB board. Since there were no conditions for redesign the previously presented grading plans were not significantly revised and some of the more detailed bench fill-slope sections were not represented. However, the landscape plans were enhanced and oak trees were proposed to enhance the Oak woodland and to create more of a barrier, as requested, to the existing driveway cut. The DRB board failed to review the record particularly at the January 10, 2019 hearing when a new previously satisfied condition was added to the "findings" as a justification for denial of the application.

See landscape plan below

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PROJECT RESIDENCE 910 LAIRD DR GLENDALE, CA		OWNER MUNROE FAMILY 2169 KIRKHAM LN GLENDALE, CA 91206		ARCHITECT ELIZABETH H. BROWN A. LANDSCAPE ARCHITECT A. LANDSCAPE ARCHITECT A. LANDSCAPE ARCHITECT	
DATE	DRAWN	STAMP	L10		
LANDSCAPE PLANTING PLAN					

TREE LEGEND:		PLANT LEGEND:	
TYPE	QUANTITY	SYMBOL	QUANTITY
1. 12" DBH	1	2. 12" DBH	1
3. 12" DBH	1	4. 12" DBH	1
5. 12" DBH	1	6. 12" DBH	1
7. 12" DBH	1	8. 12" DBH	1
9. 12" DBH	1	10. 12" DBH	1
11. 12" DBH	1	12. 12" DBH	1
13. 12" DBH	1	14. 12" DBH	1
15. 12" DBH	1	16. 12" DBH	1
17. 12" DBH	1	18. 12" DBH	1
19. 12" DBH	1	20. 12" DBH	1
21. 12" DBH	1	22. 12" DBH	1
23. 12" DBH	1	24. 12" DBH	1
25. 12" DBH	1	26. 12" DBH	1
27. 12" DBH	1	28. 12" DBH	1
29. 12" DBH	1	30. 12" DBH	1
31. 12" DBH	1	32. 12" DBH	1
33. 12" DBH	1	34. 12" DBH	1
35. 12" DBH	1	36. 12" DBH	1
37. 12" DBH	1	38. 12" DBH	1
39. 12" DBH	1	40. 12" DBH	1
41. 12" DBH	1	42. 12" DBH	1
43. 12" DBH	1	44. 12" DBH	1
45. 12" DBH	1	46. 12" DBH	1
47. 12" DBH	1	48. 12" DBH	1
49. 12" DBH	1	50. 12" DBH	1
51. 12" DBH	1	52. 12" DBH	1
53. 12" DBH	1	54. 12" DBH	1
55. 12" DBH	1	56. 12" DBH	1
57. 12" DBH	1	58. 12" DBH	1
59. 12" DBH	1	60. 12" DBH	1
61. 12" DBH	1	62. 12" DBH	1
63. 12" DBH	1	64. 12" DBH	1
65. 12" DBH	1	66. 12" DBH	1
67. 12" DBH	1	68. 12" DBH	1
69. 12" DBH	1	70. 12" DBH	1
71. 12" DBH	1	72. 12" DBH	1
73. 12" DBH	1	74. 12" DBH	1
75. 12" DBH	1	76. 12" DBH	1
77. 12" DBH	1	78. 12" DBH	1
79. 12" DBH	1	80. 12" DBH	1
81. 12" DBH	1	82. 12" DBH	1
83. 12" DBH	1	84. 12" DBH	1
85. 12" DBH	1	86. 12" DBH	1
87. 12" DBH	1	88. 12" DBH	1
89. 12" DBH	1	90. 12" DBH	1
91. 12" DBH	1	92. 12" DBH	1
93. 12" DBH	1	94. 12" DBH	1
95. 12" DBH	1	96. 12" DBH	1
97. 12" DBH	1	98. 12" DBH	1
99. 12" DBH	1	100. 12" DBH	1



CHEVY CHASE DRIVE

LANDSCAPE PLANTING PLAN  
scale: 1/16" = 1'-0"



- E. Do you contend that the evidence before the board, commission or officer was insufficient or inadequate to support its action, determination or ruling or any specific finding in support thereof? (No)

The exhibits and presentation has sufficient detail to make the determination that the proposed project met the criteria for approval for conforming to the Design Guidelines for the City of Glendale. Further, if any detail refinements or clarification are required these items traditionally can be resolved with city staff to ensure best design practices and enhanced conformity to Glendale Design Guidelines. Finding 4 (January 10, 2019 DRB hearing) states that the design and window detailing are inconsistent.

The design was complemented in previous DRB hearings and window detailing was not changed as other design revisions were undertaken to reduce mass and size of the house per neighborhood concerns. Design consistency concerns were never mentioned previously at any other hearing for this project. A denial based on a previously unmentioned concern is a violation of a fair and consistent design review process.

- F. Do you contend that you have new evidence of material facts not previously presented, which if considered should change the act, determination or ruling? (Yes)  
If "yes", state each new material fact not previously presented to the board, commission or officer. For each fact, state why it was not available or with the expertise of reasonable diligence could not have been discovered and previously presented by the appellant:

In the findings for denial of the case condition 1 & 5. (similar) state that:

1. The overall conditions and grading have not been appropriately addressed in the drawings.
5. The drawings do not contain enough information about the grading and landscape treatments of the previously graded area to the northeast of the proposed garage.

Although grading plans were presented at each of the 4 DRB hearings and site restoration grading along with forensic grading plans (estimating the amounts that were graded without a permit, previous to the current owner purchasing the property) were presented to the DRB at the December 14, 2017 hearing, it is assumed that added sections could clarify and satisfy the grading Findings condition 1.

Findings Condition 5: The landscape and benched fill sections for restoration of the previously graded area that were presented to the DRB should be re-reviewed to clarify to City Council that this condition was indeed satisfied in the December 14, 2017 DRB hearing.

# Design review Board Hearing January 10 ,2019:910 Laird Dr.

Design response to Previous Design  
Review Board Decision

April 12, 2018



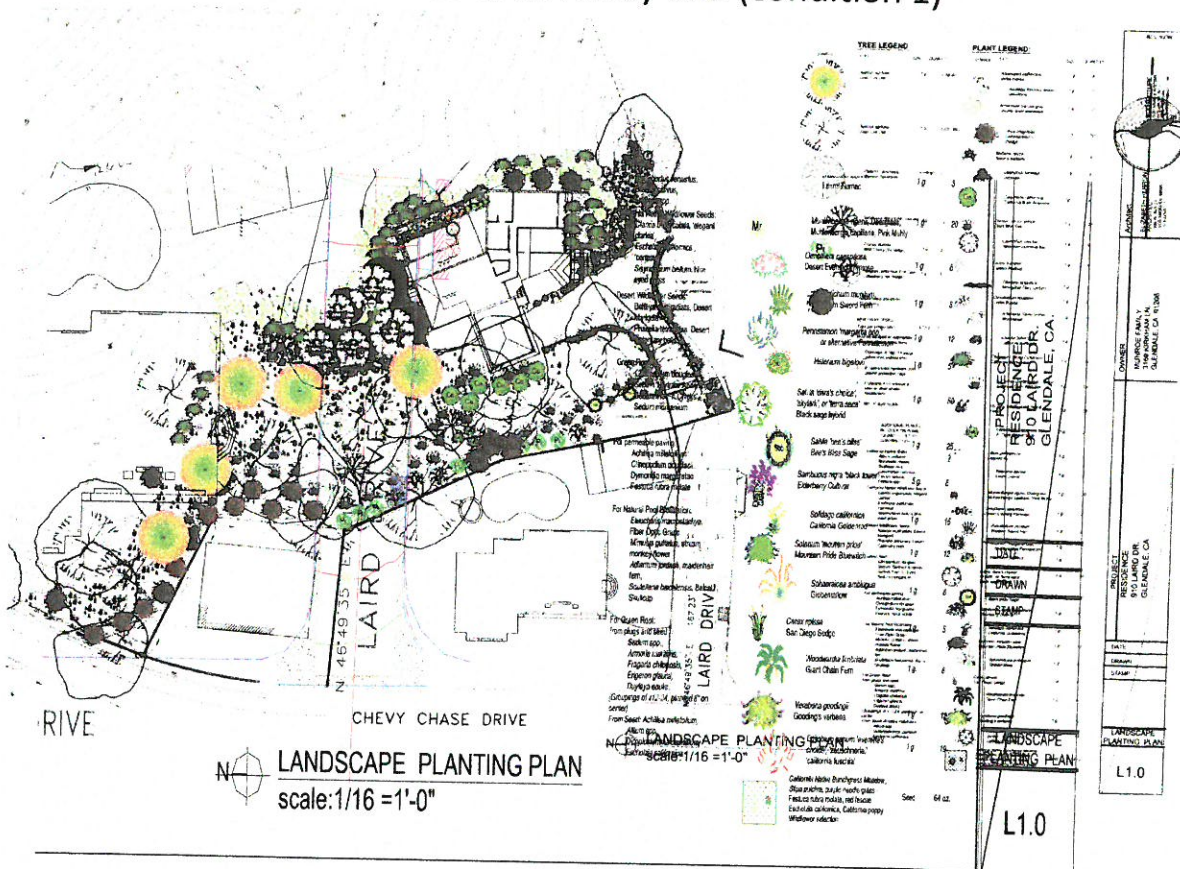
How Conditions of Approval April 12, 2018 DRB  
have been satisfied with design revisions:

## Conditions of Approval:

### Condition 1

- Revise landscape plan to include a number of sizeable oak trees and other native vegetation at the graded but unpaved portion of the driveway to help restore this illegally graded area and prevent its future vehicular use.
  1. The landscape plan has been revised to include 5 new Live Oak trees and other native vegetation. These 5 trees will be planted in existing driveway cut area that is being restored to a more natural condition .
  2. The proposed location of the garage will further block vehicular access beyond proposed garage to northerly portion of the site where the driveway cut will be restored.

See location of 5 new Oak trees in driveway cut. (condition 1)





## Condition 2

- Reduce the square footage or mass to be more in keeping with other properties in the area.

1. The square footage of the proposed residence has been reduced in the following ways:

a. There have been many designs for this proposed residence starting with at 4,000 sq. ft. structure with 3-car garage and a guest house. The proposed residence before you has been reduced to a 3,275 sq. ft. residence with a 2-car garage, (over 20% reduction in size).

b. Since the April 12<sup>th</sup>, 2018 DRB meeting the residence square footage was reduced from 3,496 sq. ft. to 3,275 sq. ft.

2. The mass of the proposed residence has been reduced in the following ways:

a. The current placement of the garage modulates and steps the mass of the structure up the hill per hillside zoning standards in a more significant way. The placement of the 2 car garage and the hip roofline eliminates the perception of mass on the westerly facade. The perceived height of the structure has been reduced by placing the garage in this location.

b. The angle of the southerly portion of the proposed structure has been adjusted to follow the slope of the hillside, shorten and reduce the mass visible from the driveway and to provide more setback and privacy to the neighbor to the south.

c. All balconies have been removed on the west elevation to protect privacy to neighbors and eliminate repetition in the façade of the structure.

d. The entry was relocated to eliminate the dominant central stair and entrance element on the westerly side of the structure.

e. The structure has been shifted as low on the Laird side of the site to reduce perceived mass to the maximum extent possible and maintain and minimize impacts to the grove of mature Oak trees present on the side.

# Comparative elevations showing mass reduction,

April 12, 2018 DRB elevation top, Proposed elevation bottom. (condition 2)





## Condition 3

### 1. The site plan has been revised in the following ways:

- Revise the site plan to accomplish the goals of Conditions 1 and 2 including the possible repositioning of the house and/or garage.
  - a. The footprint of the house is smaller than the previous submittal.
  - b. The neighbors requested that the garage be re-located to a position below the house near the entrance gate on Laird Drive. The location was considered at length and discussed over 4-6 meetings but it was determined by the City Arborist and confirmed by our consulting arborist that the cut required for the garage that would be required would compromise the Oak Tree # 3. In the city arborist opinion there is a 50 % chance that the impact of the garage cut to the root system, would kill Oak tree # 3. The Architect met with the Glendale City Arborist and the Project Arborist to discuss this alternative and it was decided that this location for the garage was not feasible and the current proposed location of the garage slab would have a mitigatable impact on the Oak trees in the area.
  - c. The garage will block the driveway cut beyond the proposed residence then the restoration of the hillside with natural vegetation will restore and enhance this area.
  - d. The driveway connection to Laird Dr was studied to make sure that the existing drainage course will not be altered or impair the outlet of water flows during large rain events. Measurements were taken and discussed in the field with the adjacent neighbors to ensure that there is no interruption of drainage flow from the hills beyond that would compromise the adjacent properties and flow of surface water to Laird Dr. The proposed driveway configuration plan reflects this discussion and is acceptable to the adjacent neighbors. The location of the entrance gate was adjusted and to the north side of the driveway frontage and a wall is placed along this portion of the driveway to direct water to the public right of way and provide privacy to the adjacent neighbors backyard.

## Condition 4

- **If still required AFTER IMPLEMENTING Conditions 2 and 3, clarify or correct the drawings of the roofs at the first and second levels above the porch to the right side of the entry and revise the design to improve the appearance of this area.**

The building has been completely redesigned so that this condition no longer applies.

The porch has been removed and the entry area relocated so that the massing is altered with different roof lines that are more pleasing.

# Consensus Building with Adjacent Neighbors

4 Meetings with Chevy Chase  
Homeowners Association (2 on  
site).

8 Additional Meetings on Site  
with Adjacent Neighbors.



## Revisions to Address Neighbor Concerns:

### MAJOR CONCERNS FROM NEIGHBORS WERE BOILED DOWN TO:

- **1. DRAINAGE:**

- A. THE WATER FLOW AND POSITIONING OF THE ENTRY GATE WERE STUDIED CAREFULLY WITH THE NEIGHBOR AT 2480 CHEVY CHASE DR. TO AVOID ANY OBSTRUCTION OR IMPACT TO EXISTING DRAINAGE. OUTFLOWS TO LAIRD DR. THE IMPROVEMENTS TO LAIRD DRIVE THAT WILL BE REQUIRED BY ENGINEERING FOR THIS DEVELOPMENT WILL FURTHER REDUCE RUNOFF AND IMPACTS TO ADJACENT NEIGHBORS.
- B. HOUSE IMPROVEMENTS WITH LOW IMPACT DESIGN STRUCTURES (THAT WILL RETAIN AND REDIRECT RUN-OFF WATER DURING MAJOR RAIN EVENTS) WILL IMPROVE CONTROL OF EXISTING RUNOFF. THE PROPOSED HOUSE WILL MAKE THE CURRENT DRAINAGE RUN-OFF ON SITE MORE CONTROLLED AND LESS OF A HAZARD FOR THE LAIRD NEIGHBORS.
- C. WE CONTACTED ENGINEERING DEPARTMENT, THEY REVIEWED THE PROPOSED PLANS TO ENSURE WE ADDRESSED ANY COMMENTS FROM THE ENGINEERING DEPARTMENT IN THE PRELIMINARY DESIGN OF THE PROJECT. THESE COMMENTS WERE ADDRESSED IN THE DESIGN OF THE DRIVEWAY AND THE ENTRY GATE AREA OF THE PROPOSED PROJECT. LAIRD DR. ROAD IMPROVEMENTS WILL REFINE RUN OFF CONTROL SOLUTIONS IN THE DRAINAGE AREA OF CONCERN.

- **2. PRIVACY:**

#### CONCERNS ABOUT DRIVEWAY AND ENTRY GATE.

- A. THE DRIVEWAY AND NEW GARAGE LOCATION WERE POSITIONED TO PROTECT AND MINIMIZE THE IMPACTS TO THE PROTECTED MATURE TREES AND GENERATE THE MOST PRIVACY POSSIBLE TO ADJACENT NEIGHBORS.
  - 1. THE PREFERRED LOCATION FOR THE GARAGE EXPRESSED BY NEIGHBORS (REMOVING THE REQUIREMENT FOR THE LONG DRIVEWAY) WAS TO PLACE THE GARAGE AS NEAR AS POSSIBLE TO THE LAIRD ENTRANCE TO THE PROJECT. A SITE VISIT TO EXPLORE THIS GARAGE LOCATION WAS EXPLORED JUST AFTER THE APRIL 12, 2018 DRB MEETING. THE CITY ARBORIST AND THE ADJACENT NEIGHBORS WALKED TO SITE AND EXPLORED THIS OPTION TO DETERMINE IF THE HOUSE COULD BE PLACED THERE. IT WAS DETERMINED THAT THIS OPTION WOULD CAUSE A 50% MORTALITY RISK TO MATURE OAK TREE # 3. THIS MADE THIS OPTION NOT VIABLE.
  - 2. THE SITE WAS WALKED TO LOCATE THE GARAGE IN A THE PLACE THAT WOULD CREATE THE LEAST IMPACT TO THE NEIGHBORS. THE CURRENT PROPOSED GARAGE LOCATION WAS GENERATED WITH THE NEIGHBORS TO SET THE GARAGE STRUCTURE AS A BARRIER THAT WOULD ENSURE MORE PRIVACY BUT TO MITIGATABLE IMPACTS TO THE OAK WOODLAND ADJACENT.

## PRIVACY CONCERNS

- 3. THE GARAGE LOCATION WAS ALSO GENERATED TO BLOCK THE ACCESS TO THE NORTHERLY PORTION OF THE SITE ALONG WITH
- ADDED OAKS TREES TO ENHANCE THE OAK WOODLAND.

PRIVACY FROM THE HOUSE LOOKING TOWARD ADJACENT NEIGHBORS (2480 & 2500 CHEVY CHASE DR.)

- 4. THE HOUSE WAS SHIFTED NORTH AND ALSO COMPRESSED IN LENGTH TO REDUCE THE VIEW INTRUSION TO ADJACENT PROPERTIES.
- 5. ALL BALCONIES WERE REMOVED FROM THE FRONT OF THE RESEIDENCE. THE REMAINING PATIO ON THE SOUTH SIDE OF THE RESEIDENCE(ENTIRELY BELOW GRADE) OFF OF THE MASTER BEDROOM HAS VERY MINIMAL VIEW CORRIDOR TOWARD ADJACENT PROPERTY (2480 CHEVY CHASE DR.
- 6. VIEWS TOWARD 2500 CHEVY CHASE WERE EXAMINED FROM THE MAIN LIVING LEVEL AND THE UPPERMOST LEVEL
- TREE CANOPIES BLOCK VIEW INSTRUSION INTO 2500 CHEVY CAHSE.





## PRIVACY

- 7. VIEW OF HOUSE FROM ADJACENT HILLS WAS ALSO CONSIDERED. THE HOUSE IS POSITIONED BEHIND TREE CANOPY AND IS
- DIFFICULT TO SEE FROM CHEVY CHASE AND THE HILLS BEYOND. PROJECT HAS NO TO MINIMAL VISIBILITY FROM ANYWHERE.



VIEW FROM HILLS ABOVE (SIMILAR TO SHOT DISTRIBUTED THAT WAS GROSSLY INACUTATE), OBSERVE THE STORY POLES ARE ALMOST INVISIBLE

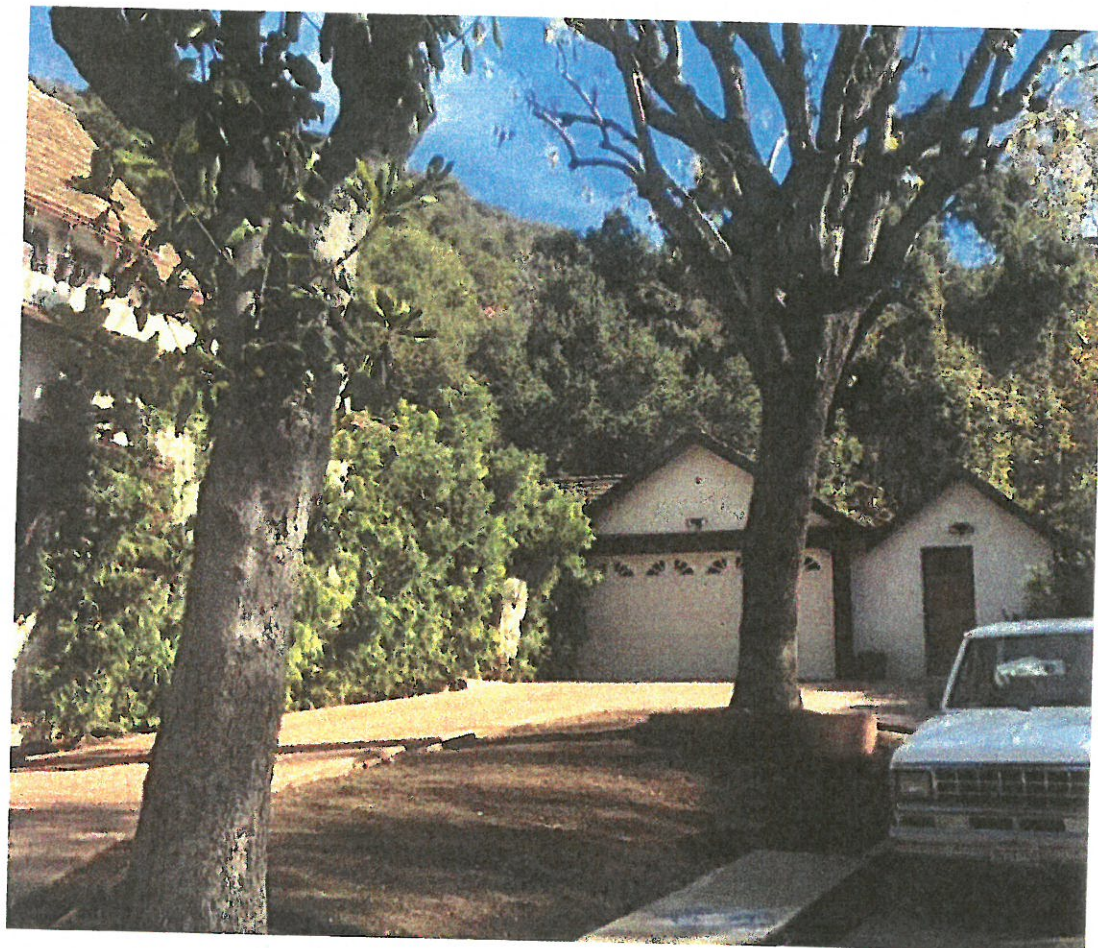


PRIVACY



VIEW FROM CASCADIA . STORY POLES MOST VISABLE FROM HERE BUT MOSTLY BLOCKED BY TREE CANOPIES.

PRIVACY





PRIVACY



VIEW FROM CHEVY CHASE TOWARD HOUSES AT 2500 CHEVY CHASE



PRIVACY



VIEW FROM NORTHERLY FRONTAGE OF SUBJECT PROPOSERTY FROM CHAVY CHASE DR.

Property AS Purchasing

## Munroe Ownership: Grading History

Property: 910 Laird Dr./2512 Chevy Chase  
Glendale, CA.

### To Whom it may Concern:

Real estate marketing literature from June of 2011 show the current access driveway cut looping from Laird Dr. to Chevy Chase. The current owner purchased the property in 2012 (see photos from the real estate agent). The current owner has done minor remedial maintenance work to maintain the driveway cut by placing sandbags (during rainy season), removing debris from the ascending hillside above and creating a planting edge on the downhill side of the driveway, to further stabilize and minimize runoff from the hills above. The sandbags placed during rainy season better direct the flow of water onto Chevy Chase Drive and protect properties below.

Before the driveway cut was in place sometime before 2011, the debris flow from a rainy season might impact the residences below more significantly. The existing driveway cut acts as a buffer and directs the runoff from the hills above toward Chevy Chase Dr.

As a matter of public safety, if the owner had not cleared rubble and debris from the previous rainy seasons on the existing driveway cut, the neighboring properties could have undergone water intrusion during the rainy season of 2016-2017.

The public works/grading division of the City of Glendale has visited the property and directed the owner to place a small key for a portion of the driveway at the toe of the driveway slope to stabilize the driveway cut. Further, the owner was directed to place sandbags during the rainy season and to plant vegetation along the driveway. The owner has complied with these recommendations fully.

Officials from the City of Glendale have visited the site and monitored the maintenance of the driveway cut for many years pending construction project approval. Glendale officials have worked with the owner to assure that the driveway cut maintenance is satisfactory pending final construction approval.

Sincerely,

  
Elizabeth Herron Architect Ca. License # C15167

Melinda Thorpe <MThorpe@stewart.com>

Chevy Chase Land

January 13, 2012 11:00:03 AM PST

"Raymondmunro@att.net" <Raymondmunro@att.net>

1 Attachment, 18.6 KB

Good morning, please find attached final closing statement. Final closing statement and check in the amount of \$737.08 will be mailed out today.

Thank you

Melinda Thorpe

Stewart Title of California, Inc.

525 N. Brand Blvd.,

Glendale, CA 91203

P 818-956-2863

F 818-543-3548

E-mail: [melinda.thorpe@stewart.com](mailto:melinda.thorpe@stewart.com)

\*\* LOAN DOCUMENTS RECEIVED AFTER 12PM WILL BE SUBJECT TO THE DAILY WORK LOAD

Lenders/Mortgage Brokers please note our cut off time.

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-----Original Message-----

From: STCLAH@stewart.com [mailto:[STCLAH@stewart.com](mailto:STCLAH@stewart.com)] On Behalf Of STCLAH@stewart.com

Sent: Saturday, January 14, 2012 3:15 AM

To: Melinda Thorpe

Subject: Scanned image from Sharp Copier 1

DEVICE NAME: Sharp Copier 1

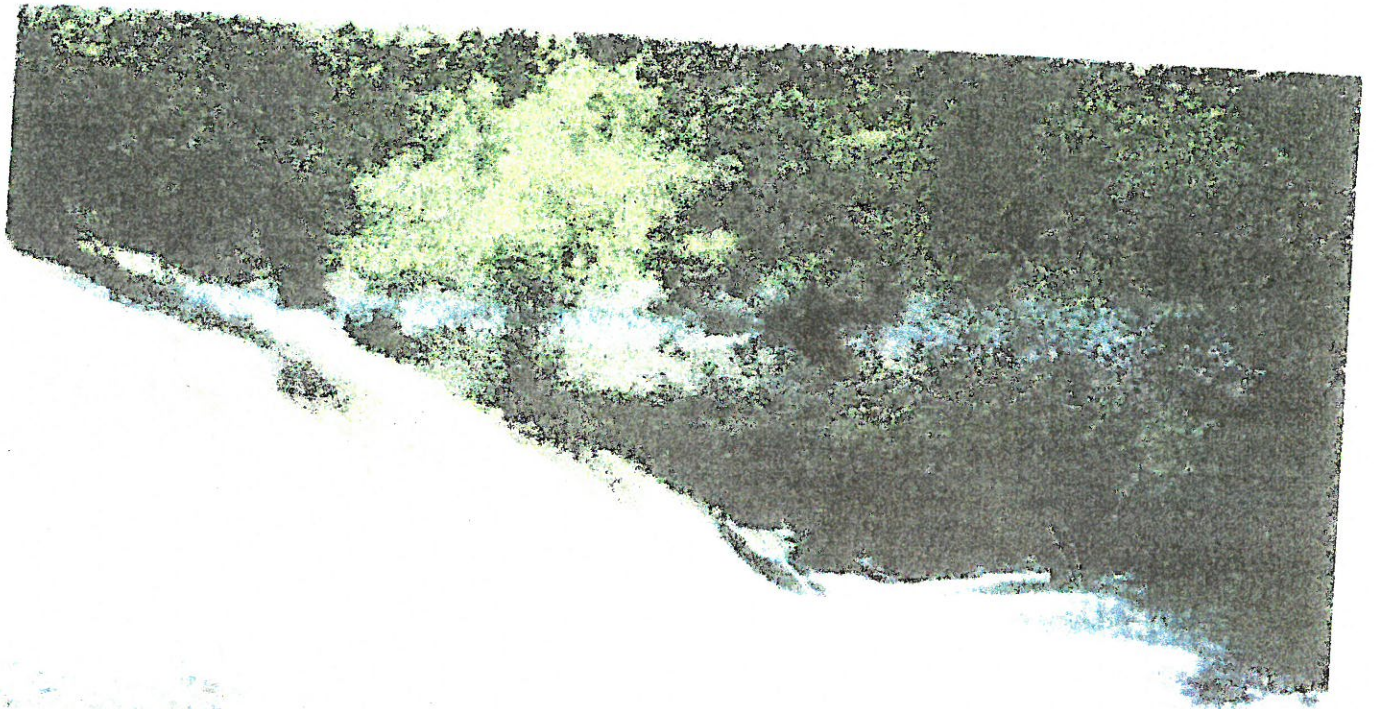
DEVICE MODEL: MX-M620N

LOCATION: 1st Floor

FILE FORMAT: PDF MMR(G4)

RESOLUTION: 200dpi x 200dpi







Ara Markari <tricityrealty@yahoo.com>  
**Land Pictures Chevy Chase Land**  
December 7, 2011 2:13:14 PM PST  
"raymondmunro@att.net" <raymondmunro@att.net>  
Ara Markari <tricityreal@yahoo.com>  
13 Attachments: 2.0 MB

Please send extension back. Thank you.

Regards,

Ara Markari  
RE/MAX TRI-CITY  
818 409 0040 ext 143

