

Thursday, June 25, 2020

Good evening,

First, I would like to thank the Design Review Staff for conditional approval and recommendations regarding my project located at 1226 Vista Court (PDR 9198581) following a review for consistency with the applicable Glendale City Codes that determined no inconsistencies within the proposal were identified. It is my absolute intention to comply with the conditions stated:

- The landscape plan will be revised and approved by Public Works-Urban Forestry
- A permit will be obtained from Public Works-Urban Forestry regarding tree pruning
- A decorative finish will be specified for the driveway
- Fences located within the street front setback (interior) will be removed, and any new fences will consist of only compliant materials.
- Location of mechanical equipment and trash area will be shown on plans
- All mitigation measure adopted for Parcel Map GLN 1629 will be complied with
- I will consider using a softer blue/green color scheme

Tonight, I would like to broadly address comments submitted to the Planning Review Board by both proximal neighbors and members of the community that are not proximally affected by the construction of a single-family home that will be occupied by myself and my wife now that we have retired. We have always intended to remain residing in Glendale.

Concerns about privacy: As stated by the Design Review Staff Report findings, the home is considerate of views from public rooms and balconies/decks and avoids windows facing adjacent windows. "The building relates to the site and is not expected to create privacy issues due to the placement of windows away from the property boundaries." In addition, strategically planted large-canopy, fast-growing, and shade-providing trees will be planted on the property to mitigate sight-line objections. In fact, I have already begun planting these trees in order to ensure they are well established.

Concerns about oak tree protection: To repeat the findings and subsequent condition stated by the Design Review Staff Report, matters governing the tree will be overseen by professional arborists (including securing all necessary permits from Public Works-Urban Forestry) and are not subject to subjective objections raised by those without arboreal training. In contradiction to comments that the home was not designed with the tree in mind, the Report also notes that the home was specifically designed in response "to the necessity of building away from the large oak tree toward the front," including placing the garage on the south side of the property to preserve the existing tree in addition to being deemed similar to the site layout of the neighboring residential development.

Concerns about conformity to neighborhood aesthetic: To paraphrase the findings of the Report, the home has been designed with the second story stepping back from the first story at some location and with a hipped roof that will soften the roofline and step down with the home to provide a transition to the immediately adjacent buildings to the south and the north. The home is set back from the street by 25 feet, exceeding the average (22.4 ft) of properties within 300 linear feet.

Concerns about height and square footage of home: The average height for properties within 300 linear feet is 23.24 feet and our home will come in at 26 feet. Average square footage for these is 2103 sq feet and our home comes in under that (and also under the home we currently own and reside in) at 1976 sq feet. I would argue that does not constitute any kind of gross non-alignment with the neighborhood.

Speaking to the style aesthetic of the building: In designing this house I did a careful analysis of the architectural vernacular of this community, which is characterized by homes built around the 1920's to the 1940's. In keeping with that period, I designed the home in a traditional modern style, characterized by the hipped roof, articulated stucco volumes and restrained wood windows. Architectural details will remain consistent with the traditional modern style.

Finally, regarding years of illicit activity on the parcel: This was evident to my wife and me when we first moved to the property and found it littered with drug paraphernalia (including bags of crack cocaine pipes), alcohol bottles and cans, cigarette butts, and other trash that definitely constitutes a health hazard. I do appreciate some comments that said the parcel looks like a park and that some people who walk by love the setting, but in fact the parcel is frequently used as a dumping ground for old furniture, Christmas trees, tires, etc., and the trash problem on the sidewalk, in the gutter, and on the property (including dog waste) has not abated in the 8 years we've lived here. In fact, the neighbor to the south saw fit to post a "Warning: This area is under 24-hour video surveillance" sign, hence acknowledging the problems the vacant lot creates for the community. (It is not under video surveillance.)

I contend that a home occupied by two retired people will be a benefit to encouraging activities of this nature to move elsewhere.

Thank you for your time,

Sean Briski, Architect
Gayle Burns Briski

From: ingy@mindspring.com
To: [Zemaitaitis, Vilija](#)
Subject: PDR 1918581/1226 Vista Court - Please forward to the Design Review Board with the attached PDF
Date: Wednesday, June 24, 2020 6:05:12 PM
Attachments: [Petition PDF.pdf](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Design Review Board Members,

This petition was originally conceived of as a way to give voice to our neighborhood. Specifically the older neighbors, most of which have lived here for decades and do not utilize modern technologies like email, texts and the like. Many do not own computers.

While we realize petitions do not necessarily carry much weight in these situations, it felt important to give people who are unable to attend the hearing physically and technologically an opportunity to register their concerns.

Please note that the signatures that are highlighted in blue represent the residents and property owners of all four properties that currently surround the Briski current house and parcels.

Thank you for your attention to these statements.

**PETITION TO DEMAND
REVISED DESIGN TO
PROPOSED PLANS FOR
1226 VISTA COURT,
GLENDALE CA 91205**

We the undersigned are concerned citizens who urge the Design Review Board to reject the proposed plans for 1226 Vista Court/PDR 1918581 for the following reasons:

- 1) The proposed structure is too massive for the scale of the property and the surrounding neighborhood homes.**
- 2) The proposed structure is of poor design quality and vastly divergent from the surrounding neighborhood homes.**
- 3) The proposed structure poses a potential threat to the protected Coast Live Oak Tree (quercus agrifolia) that already exists on the property. The story poles set up on the property are already encroaching on the drip line of the tree.**

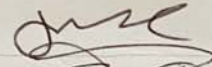


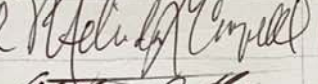
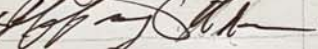
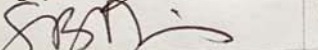
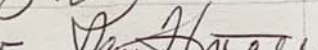




PETITION TO DEMAND REVISED DESIGN TO PROPOSED PLANS FOR 1226 VISTA COURT, GLENDALE CA 91205

Printed Name	Signature	Address	Comment	Date
G A E G	PITROSIAH	1214 Vista		6/17/20
Zenaida Argonza ^{RN}	Zenaida Argonza	1201 Oakridge St Glendale, CA 91205	Resident since 10-04-76	06-17-20
MAX Ardooca	Mr	1524 Columbia Dr	Too High	6/18/20
Lorri Buntain	Lorri Buntain	730 E. Cypress St.	Too high, big.	6/18/20
Mary Baldwin	Mary Baldwin	1131 Oberlin Dr.	NOT A GOOD DESIGN Too big - too high.	6/18/20
Kathleen Jeung	Kathleen Jeung	1263 VISTA CT	tree needs protecting too big too high	6/18/2020
JOHN FRANKLIN	John Franklin	1236 VISTA CT.	too big too high	6/18/2020
Kathy FRANKLIN	Kathy Franklin	1236 VISTA CT.	DANGER TO TREE AND TOO BIG FOR NEIGHBORHOOD	6/18/2020
PATRICIA DESMARAIS	P. Desmarais	1241 VISTA CT.	Resident since 1979 - too big for neighborhood.	
Susana Melgoza	Susana Melgoza	1231 Reynolds Drive	Too high since 2001	6/19/2020
Guillermo Melgoza	Guillermo Melgoza	1231 Reynolds Drive	Too high since 2001	6/19/2020

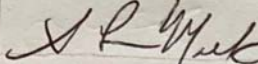
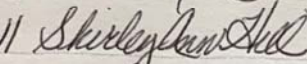
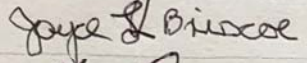


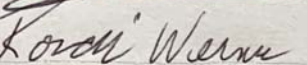
PETITION TO DEMAND REVISED DESIGN TO PROPOSED PLANS FOR 1226 VISTA COURT, GLENDALE CA 91205

Printed Name	Signature	Address	Comment	Date
Concepcion Melgoza	<i>Concepcion Melgoza</i>	1231 Reynolds Drive	Too big ^{resident since 2001}	6/19/2020
Kevin Roldan	<i>Kevin Roldan</i>	1231 Reynolds Drive	Too high	6-19-2020
Arlene Vidon	<i>Arlene Vidon</i>	1008 MARION	MASSING SCALE	6-19-2020
Patty Silversher	<i>Patty Silversher</i>	1214 E. Palmer	will not fit into ^{wrong} neighborhood	6-19-2020
Ute Baum	<i>Ute Baum</i>	1205 Cottage Grove Ave	see letter	6/19/20
Surgeon Baum	<i>Ute Baum</i>	1205 1/2 COTTAGE GROVE	TOO BIG	6/19/20
China Gersher	<i>China Gersher</i>	1205 Cottage Grove	EFFECT the neighborhood too big	6/19/20
Hortensia Carle	<i>H. CARLE</i>	1212 Cottage Grove	too Big in area	6/23/20
MARG HAMMOND	<i>Marg Hammond</i>	639 Elysees	Not fitting in area	6/23/20
Jenne Moffatt	<i>Jenne Moffatt</i>	1221 Reynolds Dr	Too big	6/23/20
Ben Moffatt	<i>Ben Moffatt</i>	1221 Reynolds Dr	Too Big	6/23/20

PETITION TO DEMAND REVISED DESIGN TO PROPOSED PLANS FOR 1226 VISTA COURT, GLENDALE CA 91205

Printed Name	Signature	Address	Comment	Date
Josh Bando		1262 Vistacourt Gardens A	Won't fit in and design wrong too high, structure looks out of place	06/20/20 06/20/20
Menna Kearns		1016 Marion Dr Glendale CA 91205	17 years in the neighborhood	06/20/20
RUBEN ZEYNAGHYAN		1233 REYNOLDS RD	Since 1954	8/20/20
Melinda Campbell		1225 Cottage Grove	Too Big	6/20/20
Jeffrey Adams		1229 Cottage Grove Ave. - too big	it's too big for the property Since 1985 WILL DE ELIMINATE MY PRIVACY 100%	6/20/20 6/20/20
Shannon Davis		1263 Oakridge	Privacy and too big	6/20/20
Kay Hostetler		1232 VISTA COURT	Too Large / conceal fence	6/21/20
Wanda Wilcox		1262 Bayside St Apt 12	Too Large / NO PRIVACY. 13 years	6/21/20
Henry Hernandez		1216 VISTA COURT		
Jennifer Schurr				
Mulhan Baidyan				

PETITION TO DEMAND REVISED DESIGN TO PROPOSED PLANS FOR 1226 VISTA COURT, GLENDALE CA 91205

Printed Name	Signature	Address	Comment	Date
Stephen Meek		1520 Stanford Dr Glnd	need to scale down project protect oak tree	6-21-20
SHIRLEY ANN HILL		1459 Marion Dr. Glnd	Please protect Oak tree no respect for neighbors	6-21-20
JOYCE A BRISCOE		1459 MARION DR GLND	NO RESPECT FOR NEIGHBORS	6-21-20
Bryan Orloff		1033 ORBILIN DR Glendale	SAVE THE OAK	6-22-20
Grant Matosian		1222 Vista Ct. Glendale	Will take away my privacy	6/24/2020
RONDI WERNER		1202 Princeton Pr. Glendale	Numerous errors and misrepresentations on submitted package - privacy issues, platting plan, etc.	6/24/2020

From: susana_melgoza
To: Zemaitaitis_Vilia
Cc: ingridvistacourt@gmail.com
Subject: Hearing on Thursday, June 25th, 2020 at 5:00pm. Regarding 1226 Vista Court
Date: Wednesday, June 24, 2020 3:12:49 PM
Attachments: [View from my backyard.jpg](#)
[View from my backyard 2.jpg](#)
[View from my backyard 3.jpg](#)
[Next door junk 1.jpg](#)
[Next door junk 2.jpg](#)
[Next door junk 3.jpg](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Desing Review Board,

I am expressing my concerns regarding the plans to build a house in the lot next to my property (at 1231 Reynolds Drive, Glendale, CA. 91205) based on **PRIVACY ISSUES** and **DESIGN** as well as **MASSIVE SIZE** of the proposed floorplans (**reference case number: PDR 1918581/1226 Vista Court**) that have been presented. I completely understand that the owner of this lot has all the rights to build on his/her property but I would like the plans to be reviewed to address my concerns. I strongly feel that the landscape plan that has been presented does not represent in any way shape or form the residential context or facade in our Historical Adams Hill Community. I am also concerned about the spatial organization surrounding the protected Coastal Live Oaktree and my observation of the truss layout that is plainly visible on Vista Court Street.

Referring back to the privacy main issues that I have, I am extremely concerned about how this two-story structure will take away from my backyard privacy since it directly looks into it. I am also concerned with the daily eyesore of trash and junk that is always laying out on this property next to my property not to mention how all this excavation has brought an infestation of rats towards my property causing damage to my own home and property. I have spent several thousands of dollars trying to stop this infestation of rats by contracting pest control companies to get rid of this problem. I have been in my home since 2001 and had never had any issues with rats infestation until all this building and digging began several years ago. I have attached some pictures that demonstrate my concerns regarding the existing floorplans that have been presented as well as my personal concerns with this whole building issue.

Please, let these existing floorplans go back to the drawing board for revisions and considerations of my addressed concerns.

Thank you for your time and consideration.

Sincerely,

Susana Melgoza

Have a great day!

"Take the first step in faith. You don't have to see the whole staircase. Just take the first step." Dr. Martin Luther King, Jr. (1929-1968)













June 19th, 2020

Attn: Glendale Design Review Board
Regarding Case # PDR 1918581, 1226 Vista Ct., Glendale 91205

To whom it may concern,

I am writing in support of the proposed construction at 1226 Vista Court.

I live at 1257 Vista Court, 4 houses south of the property in question. I have lived in Glendale, on Vista Court, for 22 years. 10 years ago, when my daughter was young, we walked past 1226 Vista Court almost every day on our way to Palmer Park. The section of street across from the lot, because there are no houses there, has always had a problem with illicit activity in parked cars and I would usually have to avoid drug paraphernalia scattered on the street. This was a constant problem because people could park where they could not be easily seen from any homes. Certainly, a home across the street from this problem spot will help.

I am an architect and I teach at Otis College of Art and Design where I am an adjunct professor. I have seen the drawings for the proposed home. The design is well executed and is considerate of the context within which it is situated. This project is designed by an architect and is intended for his own use, this is not a speculative project designed to be built as cheaply as possible for a profitable re-sale.

As I understand it, the architect has respected all of the City codes and guidelines. I believe that this is the best possible scenario for a home at this location, architect designed and built for long-term inhabitation, not cheaply constructed for profit. I see no reason to oppose this project, and short of legislating a moratorium on new construction in this area, we are lucky to have, and should support, architect designed, owner occupied homes such as this.

Richard Lundquist
1257 Vista Ct. Glendale 91205
rcl@rcl.net
818-242-4268

From: [Ute Baum](#)
To: [Zemaitaitis, Vilia](#)
Subject: Re: Case Number PDR 1918581
Date: Wednesday, June 24, 2020 4:15:15 PM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Hello Vilia,
I added Chris Baghdikian to the distribution and corrected a couple of typos. Would you please redistribute.
Thanks so much.
Ute B.

Sent from my iPad

> On Jun 23, 2020, at 12:16 PM, Ute Baum <gartenart@aol.com> wrote:

>

>

> Dear Miss Zemaitaitis,

> Please distribute my email to the Design Review Board members and Case Planner before Thursday's meeting.

>

> While it is understandable that the applicant wants to make good use of his lot now split into three parcels, I have several concerns about both the proposed house and landscape designs.

> First the house:

> Situated in an established neighborhood of older, modestly-sized homes, the proposed house will be almost 2,500 square feet, a very large chunk of a building being shoe-horned into an in-fill lot. Although the size is probably sanctioned by the city's rules and regulations, the massing and scale of this proposed building is overwhelming.

> This property sits adjacent to Cottage Grove Historic District, but it has none of the feel of being part of an 'urban village', a contribution it could make, if only in spirit. When looking at the elevations, an office building, or a doctor's or dentist's office come to mind.

>

> Second the landscape:

> The overriding feature of this property is its majestic mature Coast Live Oak (*quercus agrifolia*), one of three protected native trees in Glendale. While it has been severely and illegally pruned by various recent owners, it nevertheless is in robust and healthy condition. And because an oak can be beset by various pests when stressed, it is extremely important for this specimen to get the protection it needs during construction and the landscape be conducive to its preservation. All of the plant material now specified under the dripline of the oak do not go with this evergreen oak, and more compatible, native plants should be the preferred choices. In addition, digging between the trunk and the sidewalk, which is only 3', could be damaging to the root system, especially the 15 gal. pots now called for. As the driveway, and especially the walkway, are under the oak's dripline, more detail is needed and should preferably be constructed of porous material. The city of Glendale provides clear guidelines to landscape around oaks, and under no circumstance should there be any plant material or irrigation closer than 10' from the trunk.

> Contrary to the applicant stating on his plans that he is a landscape architect, he is not.

> It is a violation of the Landscape Architect Practice Act to call oneself a landscape architect unless licensed. Landscape Architect is a protected title, and, if reported, he could be investigated for doing so. Being a licensed architect, the applicant should be aware of these rules.

> In closing, I would like to reiterate that the building as now proposed is ill-conceived for this parcel, and a redesign of the house and landscape is warranted. The stately oak could be a constraint as to putting this house on this lot, but it could also be an opportunity to design a more harmonious house in this neighborhood.

>

> Sincerely,
> Ute Baum,
> 1208 Cottage Grove Ave.
> Glendale, Ca. 91205
> Lanscape Architect
> Lic. # 4134
>
>
> Sent from my iPad

From: rondi@pacbell
To: [Baghdikian, Chris](#); [Zemaitaitis, Vilia](#)
Cc: [Stephen Meek](#); [Ute Baum](#); [Grant Michals](#)
Subject: Opposition to 1226 Vista Court Project
Date: Wednesday, June 24, 2020 10:21:02 PM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Design Review Board Members and Planning Staff,

As a homeowner and resident of Adams Hill, I am very concerned about the project proposed at 1226 Vista Court in our neighborhood. There are many inaccuracies and omissions in the proposal that materially misrepresent the project and could form the basis to reject the application. For example:

Misleading Planting Plan:

Sheet A4 indicates that 22 flats of Vinca, a flowering annual, will be planted underneath the Coast Live Oak on three sides. Below the word “Vinca” on the landscape legend are the Latin words “Hedera helix Baltica” which is an invasive and aggressive English ivy that should never be planted near a protected indigenous tree. This type of ivy is banned in many states since it is known to climb and choke anything in its path. The apparent disregard for protecting the oak is alarming.

Misrepresentation of Professional Licensure:

On the planting plan the applicant lists himself as the Landscape Architect. This is an illegal misrepresentation of a professional license that he does not possess. A licensed architect should know better.

Excessive Lot Coverage:

While observing the site with the story poles in place, it appears that the structures would cover more than the allowable 40% of the lot. Perhaps the massiveness of the structure is creating an optical illusion, but the dimensions should be verified given that there are other errors on the drawings.

Misrepresentation of Privacy Impacts

The Staff report indicates that the building “is not expected to create privacy issues due to the placement of windows away from the property boundaries.” But according to the submitted drawings, there ARE windows facing (and close to) property lines. Further, there were no drawings showing sight lines to indicate that privacy would not be an issue. In fact, it is obvious from the story pole placement that the second story windows would in fact rob the adjacent residents of their privacy.

Deficient Boundary Wall Documentation:

There are existing walls along the north and south property lines, but the plans are not clear about what is existing vs. new construction. The plans show a “8 inch block wall with plastic fence atop,” but there is no such wall or fence on the site. The adjacent property owners deserve accuracy and transparency about the applicant’s intentions for these shared walls.

Incompatible Massing and Scale:

The structure appears massive when viewed from the front or sides of the building. Most homes in this area are single story on larger lots. Using dark exterior wall finishes will not compensate for the incompatible design. The colors seem more suitable for a commercial building and are inconsistent with the muted earth tones and shades of white that predominate the surrounding area.

Insufficient Drainage Details

The downspouts are shown to “drain into the wall” but don’t indicate how the water will drain off the

property without impacting the protected Coast Live Oak or the property to the north. The tree appears to be between one of the downspouts and the street. Given that the property noticeably slopes toward the northern neighbor's property and a downspout points is near the oak, how will the runoff be managed without requiring trenching near the tree?

Missing Mechanical Equipment Pads:

The location of the mechanical equipment is missing. As the lot is small and the structure has minimal setbacks from the property lines, the equipment could end up right outside the windows of the neighboring homes. The adjoining homeowners deserve to know where this equipment will be placed so they can object during public review. Another reason to reject this design.

I know that completed drawings are not required at this stage, but there should be enough design documentation to demonstrate to the public that the project will not have injurious consequences to the adjacent neighbors or the protected tree. For the reasons stated above, I respectfully request that this project be returned for redesign or rejected altogether.

Sincerely,

Rondi Werner, Associate AIA, CSI, CCCA, CDT

cc: Stephen Meek, President, Adams Hill Neighborhood Assoc.

Grant Michales, President, Glendale Homeowners Coordinating Council

Ute Baum, Landscape Architect and AHNA Board Member

Baghdikian, Chris

From: Zemaitaitis, Vilia
Sent: Thursday, June 25, 2020 1:34 PM
To: Patty Silversher
Cc: Baghdikian, Chris
Subject: RE: PDR 1918581/1226 VISTA COURT

Thank you for your comments. Your email will be forwarded to the DRB members for their consideration. If you have any additional questions or comments, please also contact the case planner, Chris Baghdikian, who is copied on this reply.

Best regards,

Vilia

Vilia Zemaitaitis, AICP, Principal Planner • City of Glendale • Community Development Department
633 East Broadway, Room 103 • Glendale, CA 91206 • (818) 937-8154 • vzemaitaitis@glendaleca.gov



From: Patty Silversher [mailto:psilversher@gmail.com]
Sent: Thursday, June 25, 2020 1:17 PM
To: Zemaitaitis, Vilia <VZemaitaitis@Glendaleca.gov>
Subject: PDR 1918581/1226 VISTA COURT

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Design Review Board and Planning Commission,

I am very concerned about the proposed plans for
1226 Vista Court, Glendale, CA 91205.

Having visited the property and having heard various comments,
I ask that the the DRB reject the proposed plan.

This massive structure will take away the neighbor's privacy, and
it does not fit in with the rest of the homes that surround it.

Also, we must protect our Coastal Live Oaks. Taking into
account drainage issues and the scope of the roots, this
tree will absolutely be affected if not exterminated by the structure.

I thank you all for your serious consideration of this building.

Sincerely,
Patty Silversher
Adams Hill

From: [Mary Baldwin](#)
To: [Zemaitaitis, Vilija](#)
Subject: PDR 1918581/ 1226 Vista Court
Date: Thursday, June 25, 2020 9:26:00 AM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Design Review Board

There are a series of problems with the design of the proposed house at 1226 Vista Court. First, the project is too large for the small lot it sits on. The design is incompatible due to the second story placement next to the neighboring houses. The neighboring homeowners will be losing a substantial amount of natural light and privacy due to the second story. It is extremely intrusive and should be removed from the design. While "losing a view" is not supposed to be factored in-it is a vital aspect of a home's value and joy of living on a hill. A view maintains an integral part in creating privacy too.

Another problem facing this project is the Coast Live Oak. These are extremely rare and valuable trees and protected for that very reason. South Glendale has few of these left. You should exercise the utmost caution use stringent regulations to protect this root system. As this is part of my daily walk I have noticed a disregard for the care of this tree in recent years. The ecological value and carbon capture of this beautiful oak cannot be overstated. I feel the project under review is detrimental to the roots of this tree. Thank you for your attention.

Mary Baldwin
Adams Hill

From: [Arlene Vidor](#)
To: [Baghdikian, Chris](#); [Zemaitaitis, Vilia](#)
Subject: PDR 1918581/1226 1226 Vista Court
Date: Thursday, June 25, 2020 9:03:29 AM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Members Arzoumanian, Simonian, Smith, and Welch,

The project at 1226 Vista Court is of concern to the neighbors adjacent and the Adams Hill Neighborhood Association. I went to the site with a fellow concerned citizen with building expertise to observe first hand, plans in hand. I am not a building professional but could clearly see some of the problems presented. Therefore, I will reiterate what Rondi Werner, a member of the Adams Hill Neighborhood Association Board of Directors and a professional in the field of building and design, wrote in her letter. Several problems with the project were cited and the application should be rejected and revised as a result. Adams Hill has unique topography and structural massing, scale and also lot-line coverage can have exceptionalities tally big impacts on the quality of life here. I myself have lived in a house for years that is adjacent to an outsized, zero lot line mistake that we must commit to avoid right now and into the future.

Examples of 122 6 Vista Court:

Misleading Planting Plan:

Sheet A4 indicates that 22 flats of Vinca, a flowering annual, will be planted underneath the Coast Live Oak on three sides. Below the word "Vinca" on the landscape legend are the Latin words "Hedera helix Baltica" which is an invasive and aggressive English ivy that should never be planted near a protected indigenous tree. This type of ivy is banned in many states since it is known to climb and choke anything in its path. The apparent disregard for protecting the oak is alarming.

Misrepresentation of Professional Licensure:

On the planting plan the applicant lists himself as the Landscape Architect. This is an illegal misrepresentation of a professional license that he does not possess. A licensed architect should know better.

Excessive Lot Coverage:

While observing the site with the story poles in place, it appears that the structures would cover more than the allowable 40% of the lot. Perhaps the massiveness of the structure is creating an optical illusion, but the dimensions should be verified given that there are other errors on the drawings.

Misrepresentation of Privacy Impacts

The Staff report indicates that the building "is not expected to create privacy issues due to the placement of windows away from the property boundaries." But according to the submitted drawings, there ARE windows facing (and close to) property lines. Further, there were no drawings showing sight lines to indicate that privacy would not be an issue. In fact, it is obvious from the story pole placement that the second story windows would in fact rob the adjacent residents of their privacy.

Deficient Boundary Wall Documentation:

There are existing walls along the north and south property lines, but the plans are not clear about what is existing vs. new construction. The plans show a "8 inch block wall with plastic fence atop," but there is no such wall or fence on the site. The adjacent property owners deserve accuracy and transparency about the applicant's intentions for these shared walls.

Incompatible Massing and Scale:

The structure appears massive when viewed from the front or sides of the building. Most homes in this area are single story on larger lots. Using dark exterior wall finishes will not compensate for the incompatible design. The colors seem more suitable for a commercial building and are inconsistent with the muted earth tones and shades of white that predominate the surrounding area.

Insufficient Drainage Details

The downspouts are shown to “drain into the wall” but don’t indicate how the water will drain off the property without impacting the protected Coast Live Oak or the property to the north. The tree appears to be between one of the downspouts and the street. Given that the property noticeably slopes toward the northern neighbor’s property and a downspout points is near the oak, how will the runoff be managed without requiring trenching near the tree?

Missing Mechanical Equipment Pads:

The location of the mechanical equipment is missing. As the lot is small and the structure has minimal setbacks from the property lines, the equipment could end up right outside the windows of the neighboring homes. The adjoining homeowners deserve to know where this equipment will be placed so they can object during public review. Another reason to reject this design.

Please reconsider this project.

**Arlene Vidor
Adams Hill Resident**

From: [Gregor Matosian](#)
To: [Zemaitaitis, Vilia](#)
Subject: PDR 1918581/1226 Vista Court - please forward to the Design Review Board Members
Date: Wednesday, June 24, 2020 7:38:42 PM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Design Review Board,

My wife and I have been members of this neighborhood for 23 years. We have enjoyed every year of it.

We are writing because we are distressed by the size and impact the proposed house design will have on us.

We will lose our privacy both in our home and our backyard and balcony. The second story and balcony facing us in the plans will look into our window including a bathroom and into our entire backyard. The house is massive and too large for the lot. It will cause us to have to alter our lives in a way we never thought would happen.

Please reject the current plans and require that the second story be removed and that the building is further from the property lines.

Thank you,
Gregor Matosian
Taguhi Matosian

From: [Hrant](#)
To: [Zemaitaitis, Vilja](#)
Subject: PDR 1918581/1226 Vista Court - please forward to the DRB members
Date: Wednesday, June 24, 2020 7:19:44 PM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

To the Design Review Board,

I am writing to express my concerns about the proposed building plans at 1226 Vista Court. I live at 1222 Vista Court which is next to the site on the north side.

My main concern is that the proposed house plans will dramatically reduce our privacy. The windows that face us will look into our bathroom and one of our bedrooms. The second story and balcony on this side will look completely into our backyard where we previously have had 100% privacy. It will also look into the bathroom etc.

I am also concerned about the size of the house. It is too big for the lot and too big for our neighborhood.

Please deny these plans and request that plans of a reduced size be resubmitted.

Sincerely,
Harant Matosian

From: kayhos@aol.com
To: [Design Review Board](#)
Cc: [Zemaitaitis, Vilja](#)
Subject: PDR1918581 / 1226 Vista Court
Date: Wednesday, June 24, 2020 9:27:56 PM

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Members of the Design Review Board,

I am writing to express my concern for the proposed two-story home on the property at 1226 Vista Court. The current design is not appropriate for this property.

The branches of the protected Coast Live Oak actually brush against the flags and poles erected to show where the building and the roof line will be.

Other single family homes on the east side of the street in the block where this house will be built are one story or appear to be one story from the street. A two story house will not fit in with the other single family homes in the block. The apartment building on the corner of Palmer Avenue and Vista Court faces Palmer Avenue so it's not facing Vista Court. The apartment building farther south on Vista Court is on the other side of Green Street so it is not in the block of Vista Court where this house is to be built.

The Coast Live Oak with its 32 inch diameter trunk dominates the view of the lot from the sidewalk. Since the home will be built on the lot with all kinds of construction people on site, I can't imagine how the tree and its roots and its branches will be protected with a chain link fence. If it already touches the flags and the poles of the proposed home, the tree will continue to grow unless it's damaged in the construction process.

The proposed home is too large for the street, too large for the lot, and the designer has not attempted to incorporate the tree into the plan for the home.

The Design Review Board should reject the current design for this property. Right now the property looks like a park. The design of the home should reflect the love for that setting and respect for the neighbors who appreciate walking on Vista Court. I believe that's why our city has a Design Review Board.

Sincerely,

Kay Hostetler
1263 Oakridge Drive

Baghdikian, Chris

From: Zemaitaitis, Vilia
Sent: Tuesday, June 23, 2020 8:58 AM
To: Shirley Ann Hill
Cc: ingridvistacourt@gmail.com; Baghdikian, Chris
Subject: RE: Regarding 1226 Vista Court, Glendale, CA 91205

Thank you for your email and comments, which will be forwarded to the Design Review Board for their consideration at Thursday's DRB meeting. The case planner is also copied on this reply, so if there are any additional comments or questions, please include him on any further correspondence.

Best regards,

Vilia

Vilia Zemaitaitis, AICP, Principal Planner • City of Glendale • Community Development Department
633 East Broadway, Room 103 • Glendale, CA 91206 • (818) 937-8154 • vzemaitaitis@glendaleca.gov



From: Shirley Ann Hill [mailto:shirley2@earthlink.net]
Sent: Monday, June 22, 2020 6:22 PM
To: Zemaitaitis, Vilia <VZemaitaitis@Glendaleca.gov>
Cc: ingridvistacourt@gmail.com
Subject: Regarding 1226 Vista Court, Glendale, CA 91205

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Sir/Madam,

In reference to the subject address (PDR 1918581/1226 Vista Court), I wish to make a comment.

Being a resident of this charming community since 1970, I have seen prior neighborhood need to ask for a review of a home which seemed overbearing to surrounding properties. This project is not designed with the character of the neighborhood, and grossly affects the well being of the neighboring property. Also at stake is an elderly Coastal Live Oak tree which has protected status in the city of Glendale.

I implore you to review the inadequacy of this project as it currently appears. A softening of the design and a modification of it's character would make this a delightful addition to the Adams Hill neighborhood.

Thank you for your consideration,

Shirley Ann Hill

Shirley Ann Hill
RE/MAX ELITE

818-667-2842

Shirley Ann Hill
RE/MAX ELITE
818-667-2842