

Case No. _____

Date _____

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

PART 2 – APPELLANT INFORMATION

A.	Ingrid	Wilcox	ingridvistacourt@gmail.com		
	First Name	Last Name	Email Address		
B.	1232 Vista Court	Glendale	CA	91205	323-350-5116
	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 _____
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 _____
If "No," give the following information concerning your receipt of notice of the action, ruling or determination.
Date 7/3/2020 Time 6:45pm Location Glendale Website _____ Manner Decision Letter
- 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 DRB voted 3 to 1 to approve an incomplete application with at least twelve conditions instead of returning it for redesign so the public can review and comment. The redesign that will be necessary to address the conditions will have a substantial effect on the appearance of the project.
- D. State the specific permission or relief that was originally sought from the board, commission, or officer _____
Approval of design and protected tree plan for a new two story 1,976 sq. ft. house with a 500 sq. ft. attached two car garage on a 6,143 sq. ft. lot in R1 zone.
- 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? I live in and own the home next door and will suffer massive lose of privacy, natural light and property value if project proceeds. I am also concerned that the applicant failed to demonstrate that the project can be built without endangering the tree.
- F. Does this matter involve real property? Yes No
If "Yes," give the address, or describe the real property affected 1226 Vista Court Glendale CA 91205
A residential lot that created when the property was subdivided in to three separate parcels. Lot features a protected indigenous tree.

PART 4 – STATEMENT OF ERROR

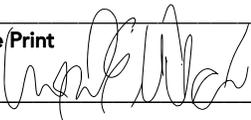
- A. Do you contend that there was a violation of a specific provision of law, which forms the basis for this appeal? Yes ___ No If "Yes", state each specific provision of law that you contend was violated: GMC 30.40.020 "Applications for Design Review shall contain all information required therefor", GMC chapter 12.44.1. Indigenous Tree Ordinance and GMC 30.47.040 section B 3 New developments in R1 zones with more than one story shall not unreasonably impact privacy.
- 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: Final design review requires the applicant file a complete application. DRB approved an application that was preliminary in details and non compliant with chapter 12.44 - Indigenous Tree Ordinance. GMC 30.47.040 section D requires that DRB place particular attention to ensuring a positive design relationship with adjacent developments and failed to do so.
- 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: GMC 30.40.020 - application filing - paragraph G, GMC 12.44 - Indigenous Tree Ordinance, the landscape plan was non compliant and DBB failed to consider how site drainage could be achieved without injury to the protected coast live oak tree, 30.47.040 section B 3 and GMC 30.47.030 - 1 Review of Plans and Conditions of Approval - plans are not in reasonable conformance with municipal code.
- 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: I submitted photos indicating views from the family room of the project would look into my living spaces and backyard. The DRB did not ascertain my privacy impacts as required. DRB did not ensure that earthwork for drainage and irrigation could be performed without encroaching in tree protection zone although public comments raised this issue.
- 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: Window arrangements shown on elevations did not match plan views. Many dimensions were missing. There were numerous errors, inconsistencies and misrepresentations. Applicant is an architect and should have been able to provide a complete code compliant design.
- 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: Evidence was presented but not considered as stated in "D" above.

Statement of additional facts related to the appeal: The public and I were denied our right to a public hearing to consider the design as the application was too full of omissions, errors and misrepresentations to fully review the design. The design was instead shifted to staff. As a result, DRB failed in its responsibility to ensure a positive design relationship with adjacent residences and developments on the block per GMC 30.47.070 - standards.

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

Ingrid E Wilcox
 Appellant's Name – Please Print _____

 Appellant's Signature



7/6/2020
 Date Signed

FOR STAFF USE ONLY		Date Stamp
Date received in Permit Services Center _____	Received by _____	
Fee paid _____	Receipt No. _____	

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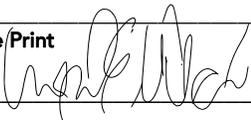
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Ingrid E Wilcox
 Appellant's Name – Please Print _____

 Appellant's Signature



7/6/2020
 Date Signed

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Fee paid _____	Receipt No. _____	

Ingrid E Wilcox
1232 Vista Court
Glendale CA 91205
ingridvistacourt@gmail.com; 323-350-5116

July 6, 2020

Honorable Mayor and Members of the City Council,

On June 25, 2020 the Design Review Board reviewed an incomplete application that was noncompliant with the Glendale Municipal Code. Although every Board Member commented that the application was incomplete and noted some of the numerous errors, inconsistencies and misrepresentations, they nonetheless voted 3 to 1 to approve it with TWELVE conditions and left it up to the staff to “make it work.”

As you know, the purpose of the DRB process is to give the public an opportunity to review and comment on a project’s design. By approving an incomplete, noncompliant design with so many significant details missing instead of returning it for redesign, the DRB has circumvented the public review process and relegated the design to an administrative review. The public was deprived of the opportunity to see what the project will look like and assess the impacts on the adjacent homes.

GMC 30.47.040, Section B - 3 and GMC 30.47.040 section D was not referenced or considered when I described that my privacy will be invaded completely in the main body of my home if the proposed plans proceed. My living room, kitchen and dining room/work area is one big open floor plan. Ten windows of my home face the proposed building site so I will be impacted by this design.

The east elevation of these plans, the rear of the proposed house, contains approximately 20 windows and many glass doors. The family room windows will look into my kitchen and dining/work space 100%. These windows will also look into my backyard and patio.

The placement of the proposed house creates unobstructed sight lines from both the first and second story into my home. Photos 2 through 8 of the 1226 Vista Court pdf shows the side of my home and views looking out of my windows, out of my back door and from my back yard.

The conditions imposed during the hearing were not thoroughly defined and some are omitted from the DRB Decision Letter. Missing conditions include the exterior lighting plan and a “holistic” review of the design by staff.

There are several municipal code violations in the plans. The landscape plans that were submitted were noncompliant with chapter 12.44 of the Indigenous Tree Ordinance. Some of the proposed plantings were misrepresented in their common versus latin names. The common name “Vinca”, a small flowering plant, is translated in latin as Hedera Helix Baltica, an aggressive and invasive ivy that should never be planted near a protected indigenous tree. This ivy is banned in many states and will climb and choke the tree. The apparent disregard for protecting this majestic coast live oak is alarming.

Due to Covid-19, the public was not allowed to appear in person, present visual evidence or answer questions. People were also denied their requests to view full scale plans due to Planning Office closures. Because I could not appear in person, I attached extensive photographic evidence to my opposition letter. These photographs were not considered by DRB.

The staff report for the 1226 Vista Court/PDR 1918581 contained outdated and inaccurate information. Several photos presented of the property were taken over five years ago and do not represent the current conditions of the property such as the shared wall and the protected oak tree.

DRB is expected to place “special attention” on “ensuring a positive design relationship with the adjacent developments and developments on the block on which the proposed project is located.” The neighborhood survey within 300 feet included multi-family buildings that do not reflect the conditions adjacent to the project.

For example a condominium complex, that is not visible from the property, was listed as a 12,795 sq. ft. house. The case planner acknowledged that there were non-representative properties in the survey, but nonetheless relied on the inflated square footage and number of stories instead of the size of the homes on the block.

The average square footage of 17 neighboring single family homes on Vista Court, Green Street and Reynolds Drive is 1144 sq. ft. - substantially smaller than the 2102 sq. ft. the case planner relied on.

Addressing the many conditions, errors, inconsistencies and misrepresentations in the plans will result in a substantially different design and site plan. Allowing the staff and applicant “to make it work” outside of the DRB process undermines the public’s right to review the design of new single family developments as required by Glendale Municipal Code.

I strongly encourage the City Council to review the video of the June 26th Design Review Board hearing as I feel certain the City Council will agree that the meeting was not conducted in a manner up to the standards of the Design Review Board or the City of Glendale. <https://www.glendaleca.gov/government/public-meeting-portal>

I respectfully request that these plans be rejected or sent back for redesign based on all of the issues described.

Thank you for your attention to this matter.

Sincerely,
Ingrid Wilcox

Attachments: 1226 Vista Court pdf, Petition pdf, DRB Letters pdf

DRB LETTERS

Dear Design Review Board Member,

I live at 1232 Vista Court which is next door to and located on the south side of the 1226 Vista Court property. I have 10 windows that face north looking directly at the lot.

The massive 2 story proposed house will take away **ALL** of my privacy in my open concept home. The second story of that structure on the side facing me will look right into my home. The windows and balcony in the rear of the house will look right into my home as well as my backyard gardens where I spend a great deal of my time. The story poles are 10 feet from my windows. Please see the attached Powerpoint PDF.

There is a glaring misrepresentation in the current staff report suggesting that my privacy will not be affected because the windows of the proposed plans face away from the property lines when in actuality they do not. It does not take into account the windows, balcony etc. in the back of the planned structure. My home extends further back than the proposed structure and thus it looks directly into mine. A majority of the privacy issues could be mitigated by omitting the second story and building further from the aforementioned property lines. There is also an absence of sight lines on the proposed plans.

The staff report also has several photos of multiple unit properties whose square footage should not be taken into account. The stated average square footage of surrounding homes is grossly inflated as well and almost twice what I found to be true focusing on the houses on Vista Court, Green Street and Reynolds Drive immediately surrounding the property. The report claims 2102 sq ft to the 1144 sq ft I averaged over 17 homes. Almost all of these are single story.

Besides my privacy the enormity of the proposed house will block the natural light coming into my home especially in the afternoons and evening as the sun moves west. This will also greatly affect several of my gardens as they will not get the sun exposure they need to produce.

The main reason I purchased this property was because of the natural light and **privacy**.

While I understand it is not a legal consideration, the 2 story house will affect my view. If any of you live in circumstances where you have good views you understand that this is a great loss.

All of the above mentioned issues will all negatively affect the value of my property.

I understand and respect the Briski's right to build but that right should not extend to diminishing the privacy or value of my home.

The design is poor and not at all in keeping with the neighboring homes. Please see the attached Powerpoint PDF.

The massive size of it dwarfs the surrounding homes and leaves very little green space. Such a minimal attempt at design is unfortunate and shows a lack of respect or regard for the aesthetic of the neighborhood. The staff report expresses the floor area ratio as .32%. I am curious as to how this number is reached as the present story poles appear to cover 50% of the are of the lot.

Then there is the protected Coast Live Oak Tree. The tree has been neglected and abused by the Briski's and past workers on the property. Please see the attached Powerpoint PDF and

follow this link: <https://youtu.be/D2kYtvHcPCg> for a short video which all show evidence of this.

It also appears that the current plan has a walk way and landscape plans that do not adhere to the indigenous tree code prohibitions 12.44.050. His irrigation plan should be scrutinized as well as that is prohibited within three feet of the trunk.

The drip line of the tree has already grown into the present story poles in several places. The lack of care shown toward the tree is worrisome as it will be in need of constant attention if the proposed structure stays this massive. Please see the attached Powerpoint PDF.

Finally, the lack of respect or show of good faith the Briski's have exhibited since they began remodeling the existing house on the property to the current day is of concern to me.

They purchased what used to be know as the first Adams Hill mansion when it was built in 1906 because it was the largest house around. It was also the only one as the Reynolds who built it owned all of the land around it. Mr. Briski as an architect had a great opportunity to restore the house to some of its' historical value. Instead he tried to alter it to have a craftsman feel. Not at all in keeping with the original design of the house.

At the time of the proposed parcelling hearing, many people expressed concern over the increase in density to the neighborhood the additional properties would create. The Briski's bought one large lot that was original to the neighborhood and turned it into three.

Mr. Briski on many occasions violated regulations and codes. He has many times proceeded to do construction on Sundays. Not just a bit of something here or there, but massive jack hammering, running of power tools etc. to the extent that I had to phone the GPD non emergency number to get him shut down as apparently several other neighbors did too. I know this because Mrs. Briski quizzed me at one point as to why I thought this was happening. When I asked her how often it had happened she replied that it was at least a half a dozen times. When I asked her why he kept doing it she walked away.

For over a year Mr. Briski also left the construction debris from his previous remodel in the lot that he now proposes to build on. Only when I called Neighborhood Services because the rat infestation had gotten so bad, did they discover that the debris was many months without a proper permit and they directed him to clean it up.

The Briski's do little to no maintenance on the lot. They have never swept the sidewalk or picked up the trash that gathers in the lot. When Mr. Briski weed whacks the very overgrown weeds - 3 feet plus at times - he never removes the cuttings. This creates a major fire hazard in the hot months here.

I would also like to point out that when the Briski's submitted preliminary design plans for the structures on both of the parcels they were applying for, the original house was to be 1360 sq ft with a 2 car detached garage of 441 sq ft. The present plans demonstrate an increase of 45% for the residential portion and 37% increase of overall constructed space. These same plans also misrepresented a retaining wall by over 10 feet making it to appear much smaller than the 14.5 feet it truly was. This combined with other issues and discrepancies caused the Briski's to return at a later date with revised plans.

I am asking that this project be greatly reduced in scope and more in keeping with the original proposed square footage. Eliminate the second story and require the residential structure be built further from the property lines that are shared.

Thank you for your time and consideration.

Sincerely,
Ingrid E. Wilcox

From: "rondi@pacbell" <rondi@pacbell.net>
Subject: Opposition to 1226 Vista Court Project
Date: June 28, 2020 at 10:20:53 PM PDT
To: cbaghdikian@glendaleca.gov, Vilia Zemaitaitis <vzemaitaitis@glendaleca.gov>
Cc: Stephen Meek <slmtrimins@gmail.com>, Ute Baum <gartenart@aol.com>, Grant Michals <grant@michals.com>

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 AENM Board Member

----- Forwarded message -----
From: **Patty Silversher** <psilversher@gmail.com>
Date: Thu, Jun 25, 2020 at 1:17 PM
Subject: PDR 1918581/1226 VISTA COURT
To: <vzemailitis@glendaleca.gov>

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

-
Patty

gridvistacourt@gmail.com

it from my iPad

in forwarded message:

From: MBK <mennake@gmail.com>
Date: June 26, 2020 at 11:01:50 AM PDT
To: VZemaitaitis@glendaleca.gov
Subject: PDR 1918581/1226 Vista Court

Chairperson, Ladies and Gentleman,

This is a protest regarding the approval of PDR 1918581/1226 Vista Court.

I have some serious concerns after reviewing the proposed plans and the site at 1226 Vista Court. My main issues are as follows:

1) The structure is not only oversized for our community; it also looks like a professional office building and is totally out of character for the zoning in the neighborhood. The planned structure looks jarring and inconsistent. Quick observations:

- a) Structure brings down flow of neighborhood- aesthetics and fabric of neighborhood (particularly scale with regards to lot size) should be more thoroughly considered.
- b) Potential to affect the value of neighboring homes with a new structure that is discordant with others in the area.
- c) Lack of coherent relationship between new house and neighborhood landscape with its overwhelming size and incongruous aesthetic.

2) Coastal Live Oak - there are a variety of problems here:

- a) Parts of the property site plans, including both the "decorative driveway" and the front walk, intrude well into the oak's drip line, threatening its root system.
- b) There is limited access to the construction site. The oak branches would need to be cut - this was already apparent when I looked at the current perimeter poles recently on the property as they extended into and under the oak's branches. It seems impossible to protect the oak's roots out to the drip line based on the current plans.
- c) The Hedera Helix Baltica ground cover is somewhat concerning as oak roots are relatively shallow. Ivy is an aggressive and invasive grower that could threaten the oak roots, taking nutrients and moisture the oak is accustomed to. Given the opportunity ivy will grow up the trunk and into the canopy. The plans indicate that in

Some areas the ivy even extends to the edge of the oak's drip line. Mature oaks are particularly intolerant of environmental changes. LA County itself says regarding planting near oaks and avoiding Sudden Oak Death: "Planting Near Oaks: Only drought-tolerant plants that require no summer water should be planted around oaks. Plants should be planted no closer than six feet from the base of the tree. Avoid planting grasses, ivy, ferns, or any other vegetation that needs summer watering" http://file.lacounty.gov/SDSInter/acwm/215959_SUDDENOAKDEATHbrochure.pdf

d) In summary - it is clear that the disturbances of new landscaping, changes in drainage and soil compaction, paving (concrete, asphalt), construction, foot and vehicle traffic will have detrimental and potentially fatal effects on the Coastal Live Oak.

Thank you for time,
Menna Kearns
1016 Marion Dr
Glendale, CA
91205

M Gmail

Ligrid Wilcox <ligrid.wilcox@glendaleca.gov>

PDR1918581 / 1226 Vista Court

1 message

Wed, Jun 24, 2020 at 9:27 PM

kayhos@aol.com <kayhos@aol.com>
Reply-To: kayhos@aol.com
To: "designreviewboard@glendaleca.gov" <designreviewboard@glendaleca.gov>
Cc: "vzemaitaitis@glendaleca.gov" <vzemaitaitis@glendaleca.gov>

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.

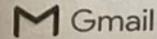
The Coast Live Oak with its 32 inch diameter trunk dominates the view of the lot from the sidewalk. Since the home will be built on the lot with all kinds of construction people on site, I can't imagine how the tree and its roots and its branches will be protected with a chain link fence. If it already 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 Hostetter
1263 Oakridge Drive



ingrid.wilcox <ingridvistacourt@gmail.com>

Hearing on Thursday, June 25th, 2020 at 5:00pm. Regarding 1226 Vista Court

2 messages

Wed, Jun 24, 2020 at 3:12 PM

susana melgoza <melgozasusana@yahoo.com>
To: "VZemaitis@glendaleca.gov" <VZemaitis@glendaleca.gov>
Cc: "ingridvistacourt@gmail.com" <ingridvistacourt@gmail.com>

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)

6 attachments



View from my backyard.jpg
838K



View from my backyard 2.jpg
886K



View from my backyard 3.jpg
769K



Next door junk 1.jpg
2269K



Next door junk 2.jpg
2023K

Fwd: Case Number PDR 1918581

From: Ute Baum <gartenart@aol.com>
To: Ingrid
Subject: Fwd: Case Number PDR 1918581
Date: Jun 30, 2020 10:53 AM

Sent from my iPad

Begin forwarded message:

From: Ute Baum <gartenart@aol.com>
Date: June 24, 2020 at 4:15:07 PM PDT
To: vzemaitaitis@glendaleca.gov
Subject: Re: Case Number PDR 1918581

Hello Villa,
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

7/5/20,

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

Landscape Architect

Lic. # 4134

Sent from my iPad

PDR 1918581/ 1226 Vista Court

PDR 1918581/ 1226 Vista Court

From: Mary Baldwin <baldwin-m@sbcglobal.net>
To: Vilia Zemaitaitis
Subject: PDR 1918581/ 1226 Vista Court
Date: Jun 25, 2020 9:25 AM

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 notice 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

M Gmail

Regarding 1226 Vista Court, Glendale, CA 91205

Shirley Ann Hill <shirley2@earthlink.net>
Reply-To: Shirley Ann Hill <shirley2@earthlink.net>
To: VZemaitis@glendaleca.gov
Cc: Ingridvistacourt@gmail.com

Mon, Jun 22, 2020 at 6:21 PM

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

1232 VISTA COURT VIEWS

NORTHSIDE OF
1232 VISTA
COURT FACING
PROPOSED
STRUCTURE



VIEW OUT OF
LIVING ROOM
WINDOW OF
1232 VISTA
COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW OUT OF
SECOND
LIVING ROOM
WINDOW OF
1232 VISTA
COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW OUT
OF KITCHEN
WINDOWS
OF 1232
VISTA COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW OUT OF
BACKDOOR
AND DINING
AREA OF 1232
VISTA COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW OUT
OF
BACKDOOR
OF 1232
VISTA COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW FROM
BACKYARD OF
1232 VISTA
COURT
LOOKING UP
AT PROPOSED
STRUCTURE



SURROUNDING HOMES ON VISTA COURT

Based on the existing square footage of 17 homes surrounding the 1226 build site, the average house size is 1144 sq. ft.



1232 VISTA COURT



1222 VISTA COURT



1241 VISTA COURT



1236 VISTA COURT



1218 VISTA COURT



1201 VISTA COURT

COAST LIVE OAK TREE/DRIPLINE

OVERVIEW





VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE



VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE



VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE



VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE



VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE

TREE DAMAGE

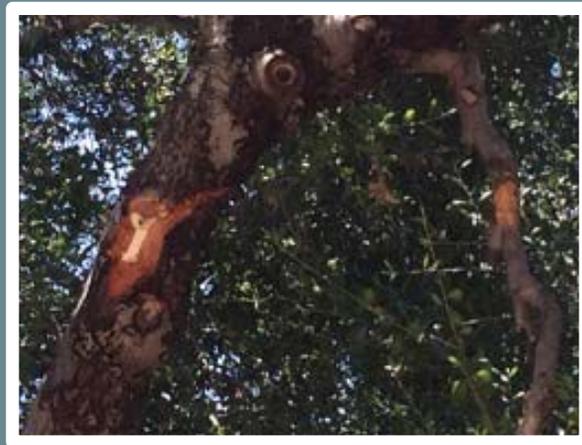
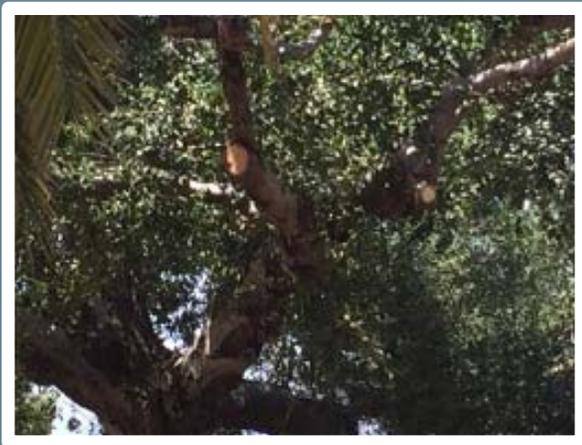
TRASH UNDER
TREE ON
3/30/15 WHICH
REMAINED FOR
WEEKS



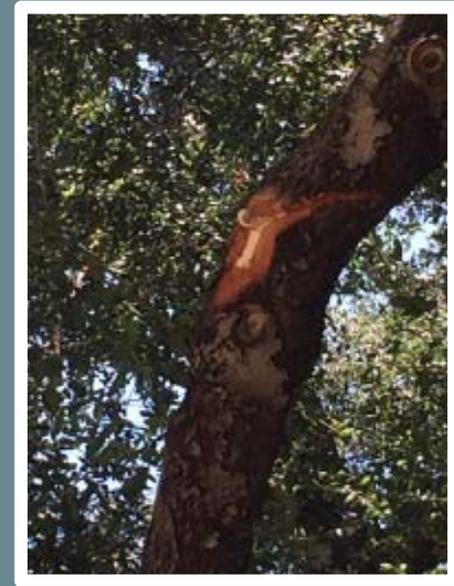
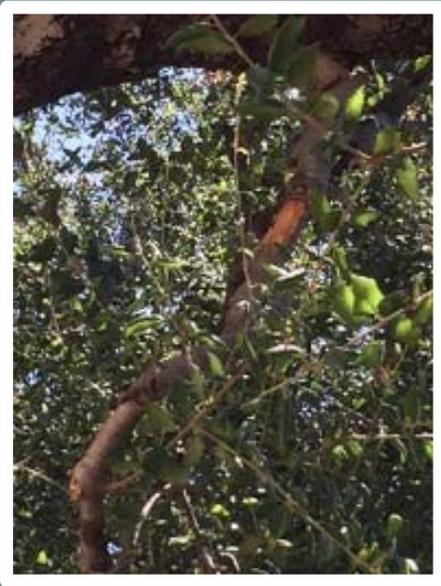


HEAVY EQUIPMENT UNDER THE PROTECTED ZONE
OF THE TREE 5/18/17

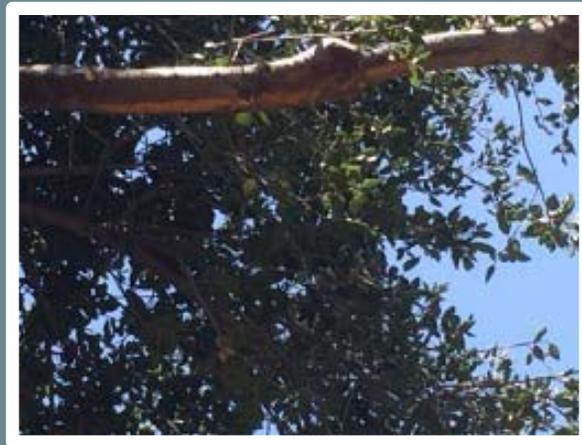
<https://youtu.be/D2kYtvHcPCg>



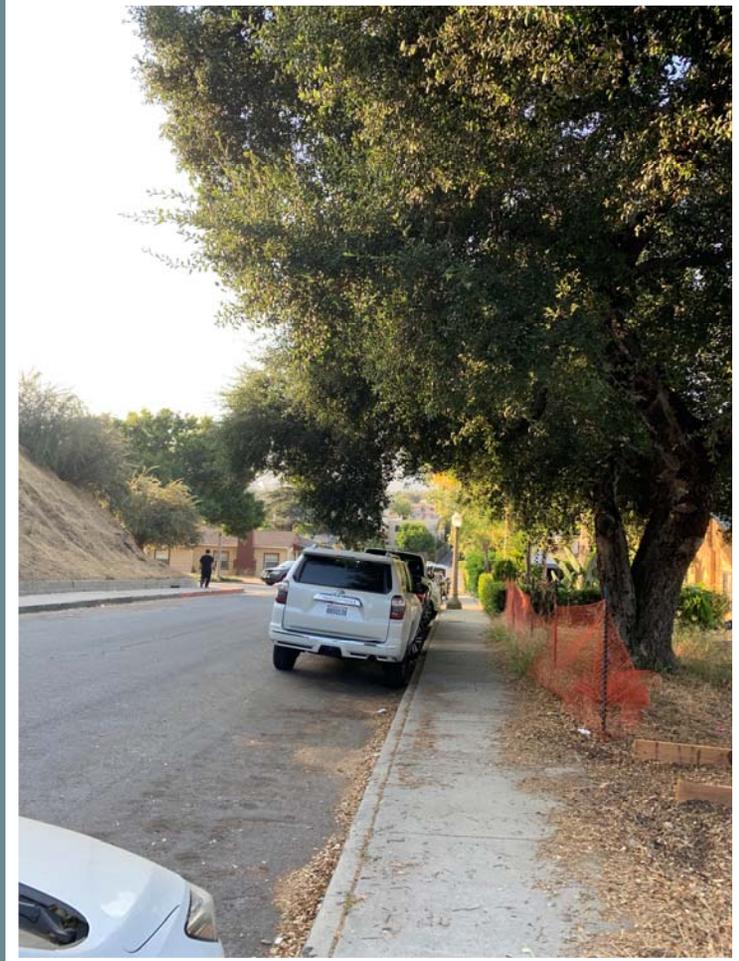
THE SUBSEQUENT DAMAGE PER THE ACTIONS ON THE VIDEO



THE SUBSEQUENT DAMAGE PER THE ACTIONS ON THE VIDEO



THE SUBSEQUENT DAMAGE PER THE ACTIONS ON THE VIDEO



COAST LIVE OAK CURRENTLY EXPOSED TO DAMAGE EVERY TIME A TRUCK DRIVES BY

STORY POLES

ORIGINAL STORY POLES SELF
INSTALLED BY MR. BRISKI –
NOT UP TO CODE STANDARDS





ORIGINAL STORY POLES SELF INSTALLED BY MR. BRISKI –
NOT UP TO CODE STANDARDS



MR. BRISKI'S SELF-
INSTALLED STORY POLES
BLEW DOWN ON 12/25/19



MR. BRISKI'S SELF-
INSTALLED STORY POLES
BLEW DOWN ON 12/25/19

MR. BRISKI'S SELF-
INSTALLED STORY POLES
BLEW DOWN ON 12/25/19





**MR. BRISKI'S SELF-
INSTALLED STORY POLES
BLEW DOWN ON 12/25/19**



STORY POLES REMAINED
IN NEIGHBORS HEDGE
FOR A WEEK

**PROFESSIONAL STORY
POLES INSTALLED 3/4/20**

No story poles present from
12/26/19 - 3/4/20. Only installed after
Neighborhood services alerted and
Inspector directed Mr. Briski to do so.



CURRENT BRISKI HOUSE



VIEWS OF PRESENT BRISKI HOME'S UNFINISHED
PAINT JOB AS IT HAS BEEN FOR OVER 5 YEARS

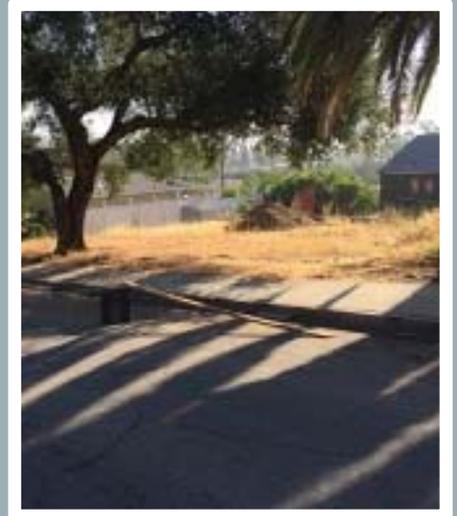


VIEWS OF PRESENT BRISKI HOME'S UNFINISHED
PAINT JOB AS IT HAS BEEN FOR OVER 5 YEARS

UNPERMITTED PARKING

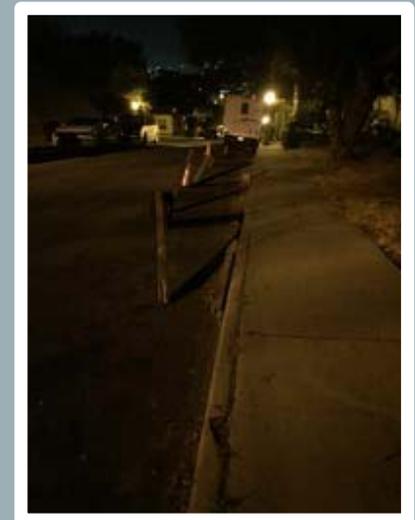


UNPERMITTED
PARKING
OBSTRUCTION
PUT IN PLACE BY
MR. BRISKI ON
6/14/18





PARKING
OBSTRUCTION
REMOVED BY GPD
AT 11:30PM ON
6/14/18





**PARKING OBSTRUCTION PUT BACK IN PLACE ON
6/15/18 BY MR. BRISKI DESPITE NOTIFICATION
LEFT BY GPD ON THE PREVIOUS EVENING.**

GPD had to return to enforce the lack of permit for construction parking

**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 Apodaca	Ms	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.	6/19/2020
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
Helen Vidar	<i>Helen Vidar</i>	1008 N. MARION	Massing Scale	6-19-2020
Patty Silversher	<i>Patty Silversher</i>	1214 E. Palmer	will not fit into ^{wrong} look of neighborhood	6-19-2020
OTIE BAUM	<i>OTIE BAUM</i>	1205 Cottage Grove Ave	see letters	6/19/20
SURGEON BAUM	<i>[Signature]</i>	1205 1/2 COTTAGE GROVE	TOO BIG	6/19/20
China Gersher	<i>[Signature]</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 Elypree	Not fitting in area	6/23/20
Jenne Moffatt	<i>Jenne Moffatt</i>	1221 Reynolds Dr	Too big	6/23/20
<i>[Signature]</i>	<i>Bean 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 Vista Court Glendale CA	What fit in and design why 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	1229 Cottage Grove Ave. too big!	6.20.20
Jeffrey Adams		Cottage Grove Ave.	Too Big	6/20/20
Shannon Davis		1263 Oakridge	it's too big for the property since 1985 WILL BE ELIMATE MY PRIVACY 100%	6/20/20
Kay Hostetler		1232 VISTA COURT	Privacy and too big	6/20/20
Wanda Wilcox		1232 706 Cypress St	Privacy and too big	6/20/20
Henry Hernandez		1262 Boyden St Apt 12	too large / concern for tree	6/21/20
Jennifer Schuy		1216 VISTA COURT	Too large / NO PRIVACY. 13 years	6/21/20
Mulhan Bhasyan				

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

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

Ingrid E Wilcox
1232 Vista Court
Glendale CA 91205
ingridvistacourt@gmail.com; 323-350-5116

July 6, 2020

Honorable Mayor and Members of the City Council,

On June 25, 2020 the Design Review Board reviewed an incomplete application that was noncompliant with the Glendale Municipal Code. Although every Board Member commented that the application was incomplete and noted some of the numerous errors, inconsistencies and misrepresentations, they nonetheless voted 3 to 1 to approve it with TWELVE conditions and left it up to the staff to “make it work.”

As you know, the purpose of the DRB process is to give the public an opportunity to review and comment on a project’s design. By approving an incomplete, noncompliant design with so many significant details missing instead of returning it for redesign, the DRB has circumvented the public review process and relegated the design to an administrative review. The public was deprived of the opportunity to see what the project will look like and assess the impacts on the adjacent homes.

GMC 30.47.040, Section B - 3 and GMC 30.47.040 section D was not referenced or considered when I described that my privacy will be invaded completely in the main body of my home if the proposed plans proceed. My living room, kitchen and dining room/work area is one big open floor plan. Ten windows of my home face the proposed building site so I will be impacted by this design.

The east elevation of these plans, the rear of the proposed house, contains approximately 20 windows and many glass doors. The family room windows will look into my kitchen and dining/work space 100%. These windows will also look into my backyard and patio.

The placement of the proposed house creates unobstructed sight lines from both the first and second story into my home. Photos 2 through 8 of the 1226 Vista Court pdf shows the side of my home and views looking out of my windows, out of my back door and from my back yard.

The conditions imposed during the hearing were not thoroughly defined and some are omitted from the DRB Decision Letter. Missing conditions include the exterior lighting plan and a “holistic” review of the design by staff.

There are several municipal code violations in the plans. The landscape plans that were submitted were noncompliant with chapter 12.44 of the Indigenous Tree Ordinance. Some of the proposed plantings were misrepresented in their common versus latin names. The common name “Vinca”, a small flowering plant, is translated in latin as Hedera Helix Baltica, an aggressive and invasive ivy that should never be planted near a protected indigenous tree. This ivy is banned in many states and will climb and choke the tree. The apparent disregard for protecting this majestic coast live oak is alarming.

Due to Covid-19, the public was not allowed to appear in person, present visual evidence or answer questions. People were also denied their requests to view full scale plans due to Planning Office closures. Because I could not appear in person, I attached extensive photographic evidence to my opposition letter. These photographs were not considered by DRB.

The staff report for the 1226 Vista Court/PDR 1918581 contained outdated and inaccurate information. Several photos presented of the property were taken over five years ago and do not represent the current conditions of the property such as the shared wall and the protected oak tree.

DRB is expected to place “special attention” on “ensuring a positive design relationship with the adjacent developments and developments on the block on which the proposed project is located.” The neighborhood survey within 300 feet included multi-family buildings that do not reflect the conditions adjacent to the project.

For example a condominium complex, that is not visible from the property, was listed as a 12,795 sq. ft. house. The case planner acknowledged that there were non-representative properties in the survey, but nonetheless relied on the inflated square footage and number of stories instead of the size of the homes on the block.

The average square footage of 17 neighboring single family homes on Vista Court, Green Street and Reynolds Drive is 1144 sq. ft. - substantially smaller than the 2102 sq. ft. the case planner relied on.

Addressing the many conditions, errors, inconsistencies and misrepresentations in the plans will result in a substantially different design and site plan. Allowing the staff and applicant “to make it work” outside of the DRB process undermines the public’s right to review the design of new single family developments as required by Glendale Municipal Code.

I strongly encourage the City Council to review the video of the June 26th Design Review Board hearing as I feel certain the City Council will agree that the meeting was not conducted in a manner up to the standards of the Design Review Board or the City of Glendale. <https://www.glendaleca.gov/government/public-meeting-portal>

I respectfully request that these plans be rejected or sent back for redesign based on all of the issues described.

Thank you for your attention to this matter.

Sincerely,
Ingrid Wilcox

Attachments: 1226 Vista Court pdf, Petition pdf, DRB Letters pdf

DRB LETTERS

Dear Design Review Board Member,

I live at 1232 Vista Court which is next door to and located on the south side of the 1226 Vista Court property. I have 10 windows that face north looking directly at the lot.

The massive 2 story proposed house will take away **ALL** of my privacy in my open concept home. The second story of that structure on the side facing me will look right into my home. The windows and balcony in the rear of the house will look right into my home as well as my backyard gardens where I spend a great deal of my time. The story poles are 10 feet from my windows. Please see the attached Powerpoint PDF.

There is a glaring misrepresentation in the current staff report suggesting that my privacy will not be affected because the windows of the proposed plans face away from the property lines when in actuality they do not. It does not take into account the windows, balcony etc. in the back of the planned structure. My home extends further back than the proposed structure and thus it looks directly into mine. A majority of the privacy issues could be mitigated by omitting the second story and building further from the aforementioned property lines. There is also an absence of sight lines on the proposed plans.

The staff report also has several photos of multiple unit properties whose square footage should not be taken into account. The stated average square footage of surrounding homes is grossly inflated as well and almost twice what I found to be true focusing on the houses on Vista Court, Green Street and Reynolds Drive immediately surrounding the property. The report claims 2102 sq ft to the 1144 sq ft I averaged over 17 homes. Almost all of these are single story.

Besides my privacy the enormity of the proposed house will block the natural light coming into my home especially in the afternoons and evening as the sun moves west. This will also greatly affect several of my gardens as they will not get the sun exposure they need to produce.

The main reason I purchased this property was because of the natural light and **privacy**.

While I understand it is not a legal consideration, the 2 story house will affect my view. If any of you live in circumstances where you have good views you understand that this is a great loss.

All of the above mentioned issues will all negatively affect the value of my property.

I understand and respect the Briski's right to build but that right should not extend to diminishing the privacy or value of my home.

The design is poor and not at all in keeping with the neighboring homes. Please see the attached Powerpoint PDF.

The massive size of it dwarfs the surrounding homes and leaves very little green space. Such a minimal attempt at design is unfortunate and shows a lack of respect or regard for the aesthetic of the neighborhood. The staff report expresses the floor area ratio as .32%. I am curious as to how this number is reached as the present story poles appear to cover 50% of the are of the lot.

Then there is the protected Coast Live Oak Tree. The tree has been neglected and abused by the Briski's and past workers on the property. Please see the attached Powerpoint PDF and

follow this link: <https://youtu.be/D2kYtvHcPCg> for a short video which all show evidence of this.

It also appears that the current plan has a walk way and landscape plans that do not adhere to the indigenous tree code prohibitions 12.44.050. His irrigation plan should be scrutinized as well as that is prohibited within three feet of the trunk.

The drip line of the tree has already grown into the present story poles in several places. The lack of care shown toward the tree is worrisome as it will be in need of constant attention if the proposed structure stays this massive. Please see the attached Powerpoint PDF.

Finally, the lack of respect or show of good faith the Briski's have exhibited since they began remodeling the existing house on the property to the current day is of concern to me.

They purchased what used to be know as the first Adams Hill mansion when it was built in 1906 because it was the largest house around. It was also the only one as the Reynolds who built it owned all of the land around it. Mr. Briski as an architect had a great opportunity to restore the house to some of its' historical value. Instead he tried to alter it to have a craftsman feel. Not at all in keeping with the original design of the house.

At the time of the proposed parcelling hearing, many people expressed concern over the increase in density to the neighborhood the additional properties would create. The Briski's bought one large lot that was original to the neighborhood and turned it into three.

Mr. Briski on many occasions violated regulations and codes. He has many times proceeded to do construction on Sundays. Not just a bit of something here or there, but massive jack hammering, running of power tools etc. to the extent that I had to phone the GPD non emergency number to get him shut down as apparently several other neighbors did too. I know this because Mrs. Briski quizzed me at one point as to why I thought this was happening. When I asked her how often it had happened she replied that it was at least a half a dozen times. When I asked her why he kept doing it she walked away.

For over a year Mr. Briski also left the construction debris from his previous remodel in the lot that he now proposes to build on. Only when I called Neighborhood Services because the rat infestation had gotten so bad, did they discover that the debris was many months without a proper permit and they directed him to clean it up.

The Briski's do little to no maintenance on the lot. They have never swept the sidewalk or picked up the trash that gathers in the lot. When Mr. Briski weed whacks the very overgrown weeds - 3 feet plus at times - he never removes the cuttings. This creates a major fire hazard in the hot months here.

I would also like to point out that when the Briski's submitted preliminary design plans for the structures on both of the parcels they were applying for, the original house was to be 1360 sq ft with a 2 car detached garage of 441 sq ft. The present plans demonstrate an increase of 45% for the residential portion and 37% increase of overall constructed space. These same plans also misrepresented a retaining wall by over 10 feet making it to appear much smaller than the 14.5 feet it truly was. This combined with other issues and discrepancies caused the Briski's to return at a later date with revised plans.

I am asking that this project be greatly reduced in scope and more in keeping with the original proposed square footage. Eliminate the second story and require the residential structure be built further from the property lines that are shared.

Thank you for your time and consideration.

Sincerely,
Ingrid E. Wilcox

From: "rondi@pacbell" <rondi@pacbell.net>
Subject: Opposition to 1226 Vista Court Project
Date: June 28, 2020 at 10:20:53 PM PDT
To: cbaghdikian@glendaleca.gov, Vilia Zemaitaitis <vzemaitaitis@glendaleca.gov>
Cc: Stephen Meek <slmtrimins@gmail.com>, Ute Baum <gartenart@aol.com>, Grant Michals <grant@michals.com>

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 AENM Board Member

----- Forwarded message -----
From: **Patty Silversher** <psilversher@gmail.com>
Date: **Thu, Jun 25, 2020 at 1:17 PM**
Subject: PDR 1918581/1226 VISTA COURT
To: <vzemailitis@glendaleca.gov>

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

-
Patty

gridvistacourt@gmail.com

it from my iPad

in forwarded message:

From: MBK <mennake@gmail.com>
Date: June 26, 2020 at 11:01:50 AM PDT
To: VZemaitaitis@glendaleca.gov
Subject: PDR 1918581/1226 Vista Court

Chairperson, Ladies and Gentleman,

This is a protest regarding the approval of PDR 1918581/1226 Vista Court.

I have some serious concerns after reviewing the proposed plans and the site at 1226 Vista Court. My main issues are as follows:

1) *The structure is not only oversized for our community; it also looks like a professional office building and is totally out of character for the zoning in the neighborhood. The planned structure looks jarring and inconsistent. Quick observations:*

- a) Structure brings down flow of neighborhood- aesthetics and fabric of neighborhood (particularly scale with regards to lot size) should be more thoroughly considered.
- b) Potential to affect the value of neighboring homes with a new structure that is discordant with others in the area.
- c) Lack of coherent relationship between new house and neighborhood landscape with its overwhelming size and incongruous aesthetic.

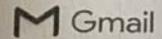
2) Coastal Live Oak - there are a variety of problems here:

- a) Parts of the property site plans, including both the "decorative driveway" and the front walk, intrude well into the oak's drip line, threatening its root system.
- b) There is limited access to the construction site. The oak branches would need to be cut - this was already apparent when I looked at the current perimeter poles recently on the property as they extended into and under the oak's branches. It seems impossible to protect the oak's roots out to the drip line based on the current plans.
- c) The Hedera Helix Baltica ground cover is somewhat concerning as oak roots are relatively shallow. Ivy is an aggressive and invasive grower that could threaten the oak roots, taking nutrients and moisture the oak is accustomed to. Given the opportunity ivy will grow up the trunk and into the canopy. The plans indicate that in

Some areas the ivy even extends to the edge of the oak's drip line. Mature oaks are particularly intolerant of environmental changes. LA County itself says regarding planting near oaks and avoiding Sudden Oak Death: "Planting Near Oaks: Only drought-tolerant plants that require no summer water should be planted around oaks. Plants should be planted no closer than six feet from the base of the tree. Avoid planting grasses, ivy, ferns, or any other vegetation that needs summer watering" http://file.lacounty.gov/SDSInter/acwm/215959_SUDDENOAKDEATHbrochure.pdf

d) In summary - it is clear that the disturbances of new landscaping, changes in drainage and soil compaction, paving (concrete, asphalt), construction, foot and vehicle traffic will have detrimental and potentially fatal effects on the Coastal Live Oak.

Thank you for time,
Menna Kearns
1016 Marion Dr
Glendale, CA
91205



Ligrid Wilcox <ligrid.wilcox@glendaleca.gov>

PDR1918581 / 1226 Vista Court

1 message

Wed, Jun 24, 2020 at 9:27 PM

kayhos@aol.com <kayhos@aol.com>
Reply-To: kayhos@aol.com
To: "designreviewboard@glendaleca.gov" <designreviewboard@glendaleca.gov>
Cc: "vzemaitaitis@glendaleca.gov" <vzemaitaitis@glendaleca.gov>

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.

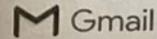
The Coast Live Oak with its 32 inch diameter trunk dominates the view of the lot from the sidewalk. Since the home will be built on the lot with all kinds of construction people on site, I can't imagine how the tree and its roots and its branches will be protected with a chain link fence. If it already 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 Hostetter
1263 Oakridge Drive



ingrid.wilcox <ingridvistacourt@gmail.com>

Hearing on Thursday, June 25th, 2020 at 5:00pm. Regarding 1226 Vista Court

2 messages

Wed, Jun 24, 2020 at 3:12 PM

susana melgoza <melgozasusana@yahoo.com>
To: "VZemaitis@glendaleca.gov" <VZemaitis@glendaleca.gov>
Cc: "ingridvistacourt@gmail.com" <ingridvistacourt@gmail.com>

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)

6 attachments



View from my backyard.jpg
838K



View from my backyard 2.jpg
886K



View from my backyard 3.jpg
769K



Next door junk 1.jpg
2269K



Next door junk 2.jpg
2023K

Fwd: Case Number PDR 1918581

From: Ute Baum <gartenart@aol.com>
To: Ingrid
Subject: Fwd: Case Number PDR 1918581
Date: Jun 30, 2020 10:53 AM

Sent from my iPad

Begin forwarded message:

From: Ute Baum <gartenart@aol.com>
Date: June 24, 2020 at 4:15:07 PM PDT
To: vzemaitaitis@glendaleca.gov
Subject: Re: Case Number PDR 1918581

Hello Villa,
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

7/5/20,

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

Landscape Architect

Lic. # 4134

Sent from my iPad

PDR 1918581/ 1226 Vista Court

PDR 1918581/ 1226 Vista Court

From: Mary Baldwin <baldwin-m@sbcglobal.net>
To: Vilia Zemaitaitis
Subject: PDR 1918581/ 1226 Vista Court
Date: Jun 25, 2020 9:25 AM

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 notice 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

M Gmail

Regarding 1226 Vista Court, Glendale, CA 91205

Shirley Ann Hill <shirley2@earthlink.net>
Reply-To: Shirley Ann Hill <shirley2@earthlink.net>
To: VZemaitis@glendaleca.gov
Cc: Ingridvistacourt@gmail.com

Mon, Jun 22, 2020 at 6:21 PM

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

1232 VISTA COURT VIEWS

NORTHSIDE OF
1232 VISTA
COURT FACING
PROPOSED
STRUCTURE



VIEW OUT OF
LIVING ROOM
WINDOW OF
1232 VISTA
COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW OUT OF
SECOND
LIVING ROOM
WINDOW OF
1232 VISTA
COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW OUT
OF KITCHEN
WINDOWS
OF 1232
VISTA COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW OUT OF
BACKDOOR
AND DINING
AREA OF 1232
VISTA COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW OUT
OF
BACKDOOR
OF 1232
VISTA COURT
LOOKING AT
PROPOSED
STRUCTURE



VIEW FROM
BACKYARD OF
1232 VISTA
COURT
LOOKING UP
AT PROPOSED
STRUCTURE



SURROUNDING HOMES ON VISTA COURT

Based on the existing square footage of 17 homes surrounding the 1226 build site, the average house size is 1144 sq. ft.



1232 VISTA COURT



1222 VISTA COURT



1241 VISTA COURT



1236 VISTA COURT



1218 VISTA COURT



1201 VISTA COURT

COAST LIVE OAK TREE/DRIPLINE

OVERVIEW





VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE



VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE



VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE



VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE



VIEW OF PRESENT GROWTH
OF DRIP LINE INTO
PROPOSED STRUCTURE

TREE DAMAGE

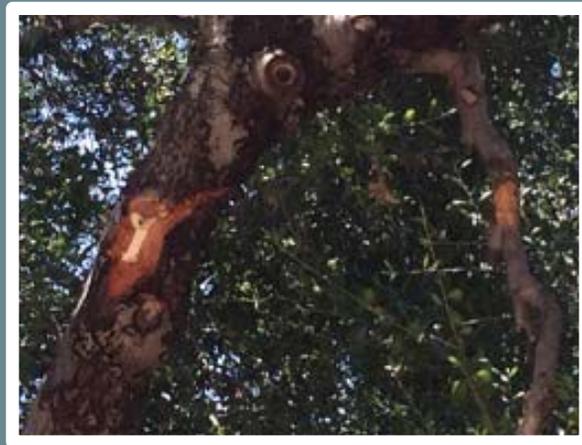
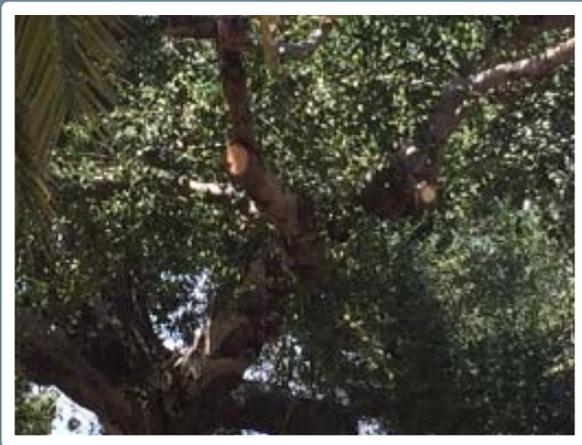
TRASH UNDER
TREE ON
3/30/15 WHICH
REMAINED FOR
WEEKS



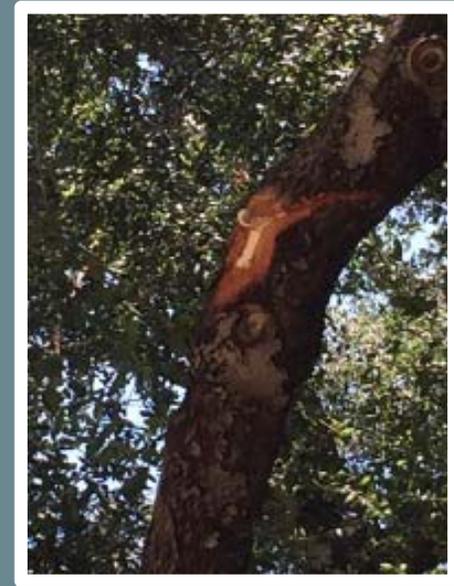
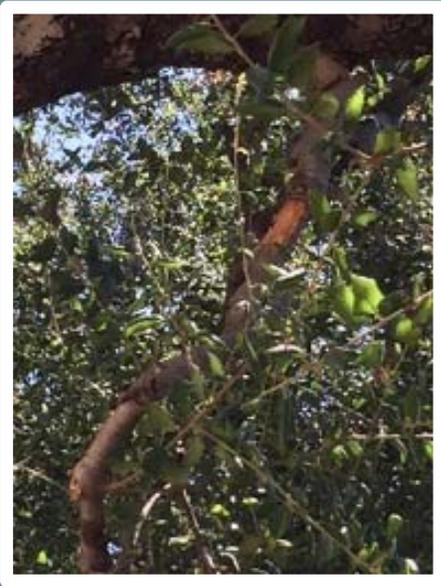


HEAVY EQUIPMENT UNDER THE PROTECTED ZONE
OF THE TREE 5/18/17

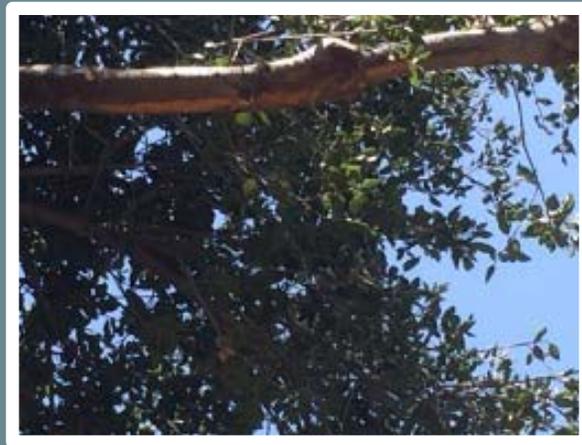
<https://youtu.be/D2kYtvHcPCg>



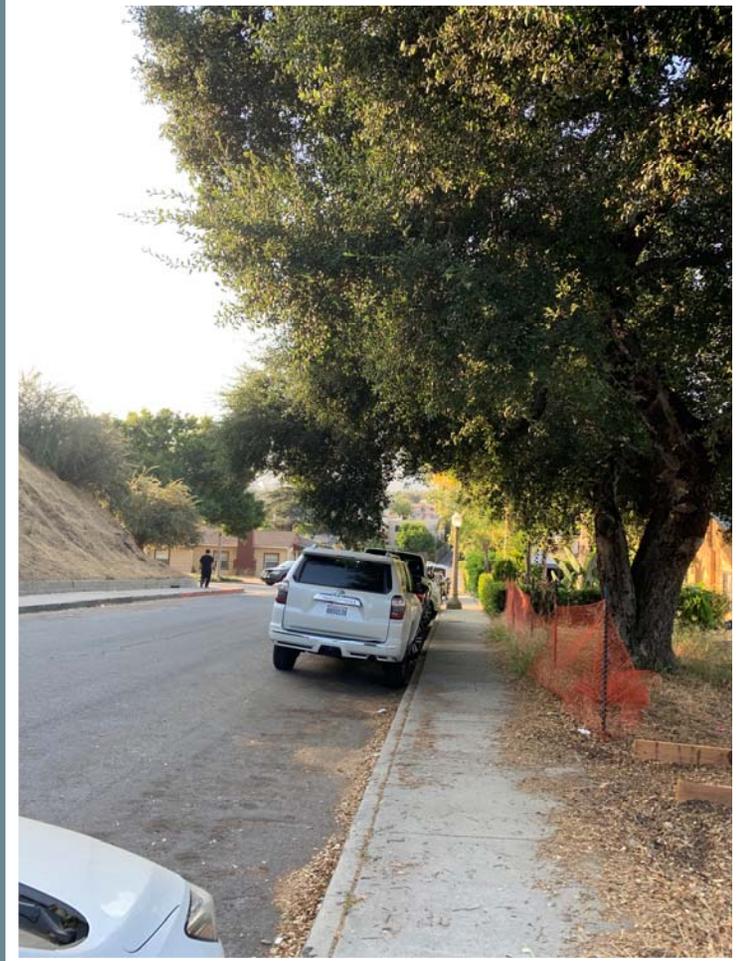
THE SUBSEQUENT DAMAGE PER THE ACTIONS ON THE VIDEO



THE SUBSEQUENT DAMAGE PER THE ACTIONS ON THE VIDEO



THE SUBSEQUENT DAMAGE PER THE ACTIONS ON THE VIDEO



COAST LIVE OAK CURRENTLY EXPOSED TO DAMAGE EVERY TIME A TRUCK DRIVES BY

STORY POLES

ORIGINAL STORY POLES SELF
INSTALLED BY MR. BRISKI –
NOT UP TO CODE STANDARDS





ORIGINAL STORY POLES SELF INSTALLED BY MR. BRISKI –
NOT UP TO CODE STANDARDS



MR. BRISKI'S SELF-
INSTALLED STORY POLES
BLEW DOWN ON 12/25/19



MR. BRISKI'S SELF-
INSTALLED STORY POLES
BLEW DOWN ON 12/25/19

MR. BRISKI'S SELF-
INSTALLED STORY POLES
BLEW DOWN ON 12/25/19





MR. BRISKI'S SELF-
INSTALLED STORY POLES
BLEW DOWN ON 12/25/19



STORY POLES REMAINED
IN NEIGHBORS HEDGE
FOR A WEEK

**PROFESSIONAL STORY
POLES INSTALLED 3/4/20**

No story poles present from
12/26/19 - 3/4/20. Only installed after
Neighborhood services alerted and
Inspector directed Mr. Briski to do so.



CURRENT BRISKI HOUSE



VIEWS OF PRESENT BRISKI HOME'S UNFINISHED
PAINT JOB AS IT HAS BEEN FOR OVER 5 YEARS

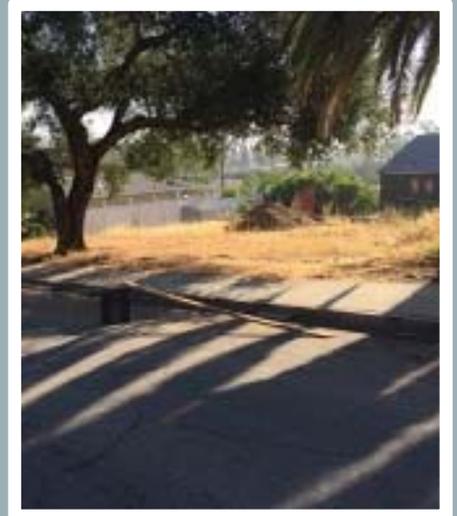


VIEWS OF PRESENT BRISKI HOME'S UNFINISHED
PAINT JOB AS IT HAS BEEN FOR OVER 5 YEARS

UNPERMITTED PARKING

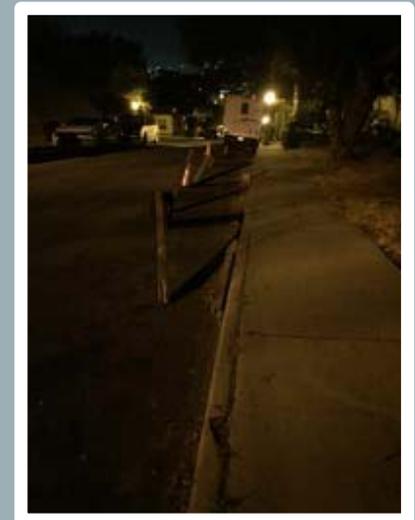


UNPERMITTED
PARKING
OBSTRUCTION
PUT IN PLACE BY
MR. BRISKI ON
6/14/18





PARKING
OBSTRUCTION
REMOVED BY GPD
AT 11:30PM ON
6/14/18





**PARKING OBSTRUCTION PUT BACK IN PLACE ON
6/15/18 BY MR. BRISKI DESPITE NOTIFICATION
LEFT BY GPD ON THE PREVIOUS EVENING.**

GPD had to return to enforce the lack of permit for construction parking

**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 Apodaca	Ms	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.	6/19/2020
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

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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
Helen Vidar	<i>Helen Vidar</i>	1008 N. MARION	Massing Scale	6-19-2020
Patty Silversher	<i>Patty Silversher</i>	1214 E. Palmer	will not fit into ^{wrong} look of neighborhood	6-19-2020
OTIE BAUM	<i>OTIE BAUM</i>	1205 Cottage Grove Ave	see letters	6/19/20
SURGEON BAUM	<i>SURGEON 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
<i>M. Moffatt</i>	<i>Bean Moffatt</i>	1221 Reynolds Dr	Too Big	6/23/20

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Printed Name	Signature	Address	Comment	Date
Josh Bando	<i>[Signature]</i>	1262 Vista Court Glendale CA	What fit in and design why too high, structure looks out of place	06/20/20 06/20/20
Menna Kearns	<i>[Signature]</i>	1016 Marion Dr Glendale CA 91205	17 years in the neighborhood	06/20/20
RUBEN ZEYNAGHYAN	<i>[Signature]</i>	1233 REYNOLDS RD	Since 1954	8/20/20
Melinda Campbell	<i>[Signature]</i>	1225 Cottage Grove	1229 Cottage Grove Ave. too big!	6.20.20
Jeffrey Adams	<i>[Signature]</i>	Cottage Grove Ave.	Too Big	6/20/20
Shannon Davis	<i>[Signature]</i>	1263 Oakridge	it's too big for the property since 1985 WILL BE ELIMATE MY PRIVACY 100%	6/20/20
Kay Hostetler	<i>[Signature]</i>	1232 VISTA COURT	Privacy and too big	6/20/20
Wanda Wilcox	<i>[Signature]</i>	1232 706 Cypress St	Privacy and too big	6/20/20
Henry Hernandez	<i>[Signature]</i>	1262 Bayden St Apt 12	too large / concern for tree	6/21/20
Jennifer Shury	<i>[Signature]</i>	1216 VISTA COURT	Too large / NO PRIVACY. 13 years	6/21/20
Mulhan Bhasyan	<i>[Signature]</i>			

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Printed Name	Signature	Address	Comment	Date
Stephen Meek	<i>S R Meek</i>	1520 STANTON DR GLEN	need to scale down project protect oak tree	6-21-20
SHIRLEY ANN HILL	<i>Shirley Ann Hill</i>	1459 MARION DR. GLEN	Please protect oak tree no respect for neighbors	6-21-20
JOYCE A BRISCOE	<i>Joyce A Briscoe</i>	1459 MARION DR GLEN	NO RESPECT FOR NEIGHBORS	6-21-20
BRYAN ORLOFF	<i>Bryan Orloff</i>	1033 OSBORN DR GLENDALE	SAVE THE OAK	6-22-20
Grant Matosian	<i>Grant Matosian</i>	1222 Vista Ct. Glendale	Will take away my privacy	6/24/2020
RONDI WERNER	<i>Rondi Werner</i>	1202 Princeton Dr. Glendale	Numerous errors and misrepresentations on submitted package - Privacy issues, planting plan, etc.	6/24/2020