

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."

All comments were minor. Nothing required a major revision. The revised plans look substantially the same as the submitted plans. This appeal is a case of GROSS EXAGGERATION. It should be rejected since it is not based on facts.

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.

No submittal is perfect, the only things missing were small details. An example is the exterior lighting. Most of the lights are recessed in the ceilings and do not show on the plans since a ceiling plan is not a required item. 4 light fixtures have been added to the elevations and a ceiling plan has now been provided. The submittal was 100% compliant with the city of Glendale planning and building code. What is shown on the plans is code compliant in every way. The appeal is incomplete and vague since it does not indicate which part of the project is "noncompliant" and which "circumvented the public review process" in Ms. Wilcox's OPINION. Again a gross exaggeration without regard for facts.

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.

A window is made up of several panes of glass, the appeal letter has counted each pane of glass as a window. This is inconsistent with building standards. Ms. Wilcox

has 5 windows facing north. The proposed house has 2 windows facing south. The 2 sets of windows are offset from each other with the exception of 2 windows.

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 east elevation of the proposed house does not face Ms. Wilcox's house. The house to the east is 1225 Reynolds Drive. The family room window in no way looks at Ms. Wilcox's house or her windows. The first floor of the proposed house is 9 feet lower than the main floor of her house. Again, there is gross exaggeration in the appeal statements.

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.

There are no first floor windows that face the direction of the Wilcox house, south. Also, her first floor windows are blocked by a large vine-covered fence. Her second floor windows do have an unobstructed view of the backyard of the proposed house. This is why I have already planted a tree. I value my privacy as much as she values hers.

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.

The exterior lighting has been included in the revised plans

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.

Algerian Ivy was never intended to be planted. It was an editing mistake. Vinca was the intended plant. This inconsistency has been fixed. Please review "My Love of Oak Trees" letter

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.

Most of these photos were not specific to the topic at hand. Like most of the appeal they were factually inaccurate and misleading. Their intent was to discredit my character, which I take great exception to. They belong in the recycle bin.

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.

It's not clear which 17 homes were counted. The building survey per the city instructions did not call for the building to be segregated by multi family or single family. Many of the small houses are on substandard lots of 4000-4800 SF. Well below the Glendale minimum of 5500 SF. The proposed house is on a 6100 SF lot, well above the minimum. I'm not sure the substandard lots should be counted.

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.

This is completely false. The revised plans are not substantially different than the reviewed plans

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](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.

I respectfully request this appeal be rejected since it is not rooted in fact. It is wholly based on exaggerations, distortions and fabrications. The submitted plans are in full compliance with the city of glendale planning and building code.

Thank you for your attention to this matter.

Sincerely, Ingrid Wilcox

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

My love of oak trees

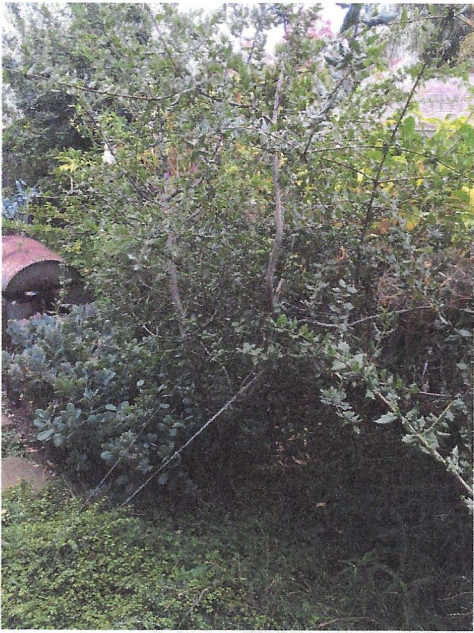
12 years ago I planted 10 oak tree seedlings into 1 gallon planter containers. I did this because at that time oak trees were not commonly available in nurseries. I did this because I wanted oak tree's on my own property as well as on the 3 investment properties I own in this area. The pictures below are the last 2 oak tree's from that group of 10. These trees are in 15 gallon containers and need to be planted soon. The others have all been planted on the other properties I own. All the oak trees I have planted are alive and doing well.



Below is a oak tree I planted about 2 years ago at the front of my property at 1227 Reynolds Drive.



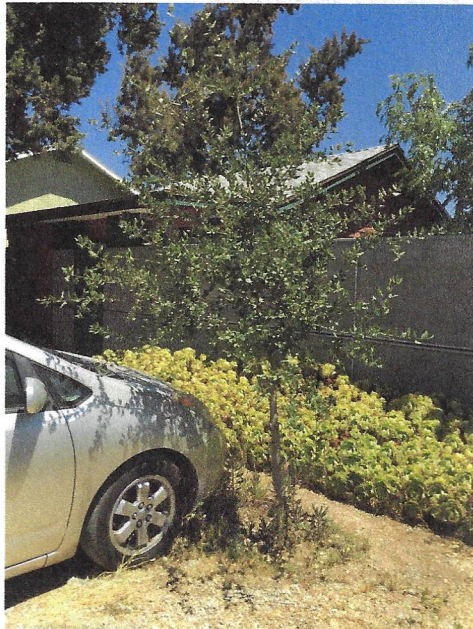
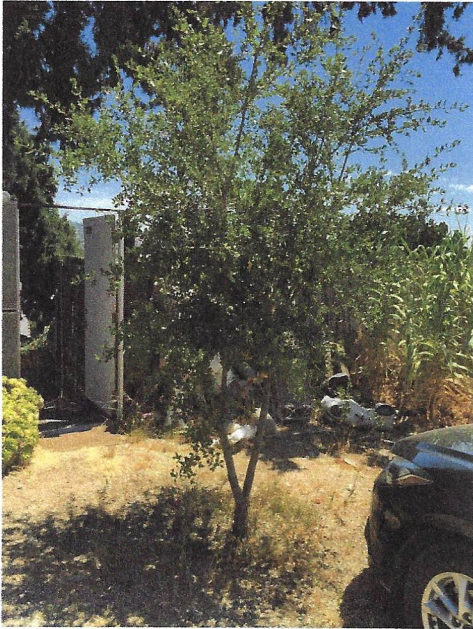
I planted these 2 oak trees about 4 years ago at 625 Tularosa Drive in Los Angeles. One is a cork oak the other is a coast live oak.



I planted this oak tree 7 years ago at 1262 exposition boulevard in los angeles.



I planted these 2 oak trees about 8 years ago at 2300 Riverside Drive in Los Angeles.



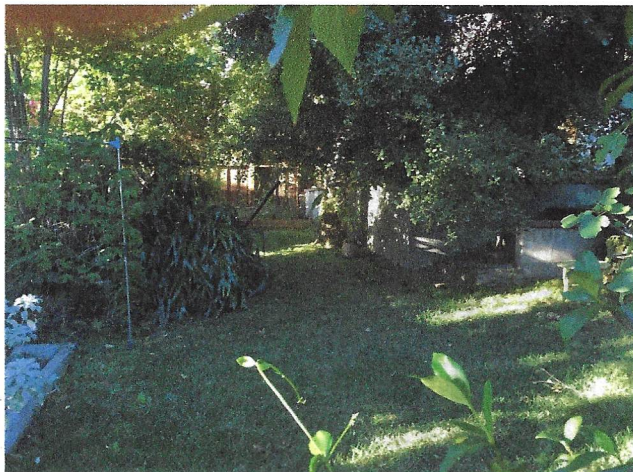
2 more trees were planted at 2358 Silver Ridge Drive in Los Angeles but I don't have pictures since I no longer own that property.

The oak tree at 1226 Vista Court is of course the most important feature of this vacant lot. All work near the oak will be done with hand tools and under the watchful eye of the arborist. Any roots will be carefully protected so they will not be damaged. I believe I have understanding and commitment necessary to build this house without hurting the oak. I don't know of any other architect/builders with a history of growing and caring for oaks.

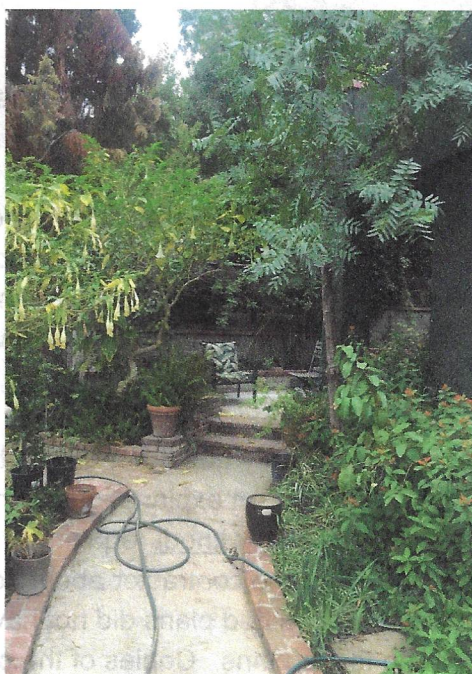
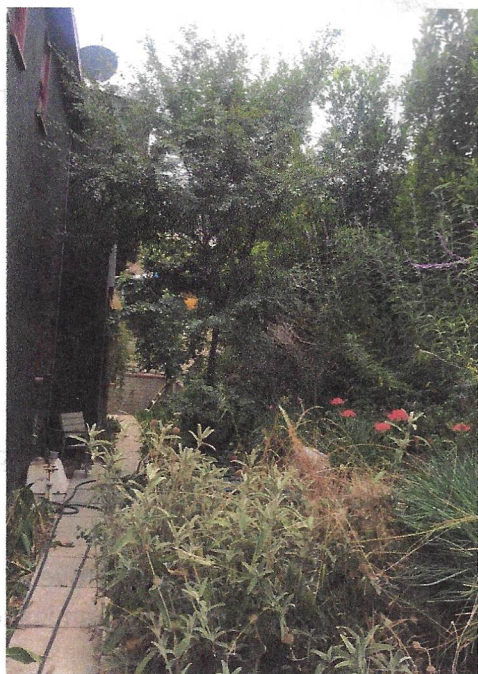
The appeal tells a misleading story about how some tree limbs were damaged 4 years ago while building the retaining wall. I don't have an explanation of why Jeremey Cawen the city arborist at that time approved the plans for the work without requiring a protection fence for the oak tree, but that is what happened. When I spoke to the contractor about how this had happened he pointed to the approved plans and said since the permitted plans did not have a protection fence he did not think it was an issue and worked according to the plans. Copies of the permitted plans are attached at back of this document. This is a factual account of what happened. The appeal tells a deliberately misleading story of these events.

Additionally, the appeal exploits an inconsistency between a plant common name and the latin name. The intent was to plant "vinca" but the latin name was for algerian ivy. It was never the intent to plant algerian ivy. Since then based on the recommendations of the city arborist the planting plan has been revised to use native plants in the front yard.

The author of the appeal does not practice what she preaches. Her yard has a lush water intensive lawn planted under her oak tree. I believe she actually knows this is bad for the oak but likes the lawn.



My yard is planted with many drought resistant plants and trees. I hand water a once or twice a week.

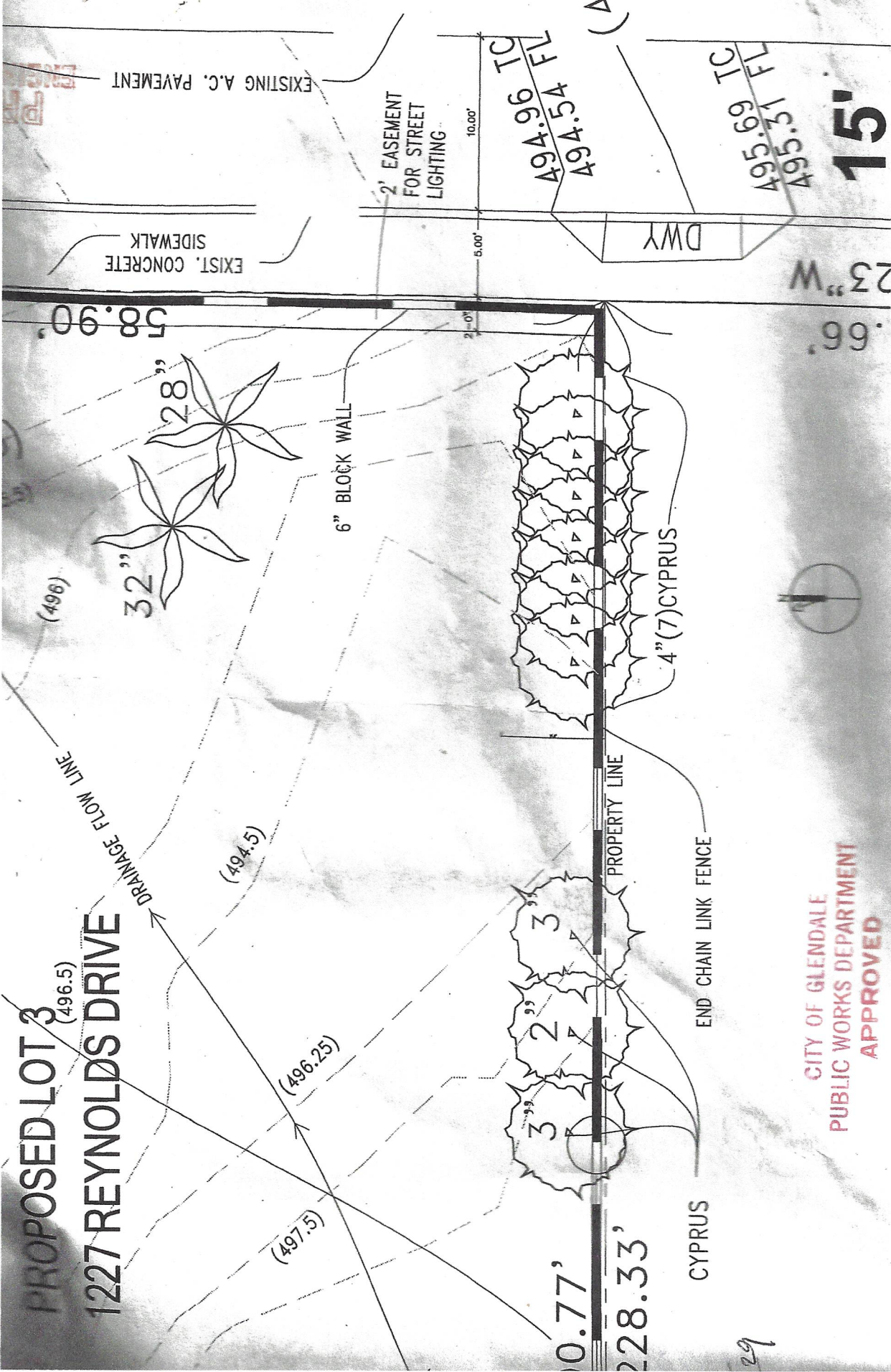


23.66

SCALE: 1/8" = 1'-0"

DEC 07 2015

by **INDIGENOUS TREES**
CONSTRUCTION MITIGATION



T A C O U R T

N 02° 36' 30" W 540.23'

DCESSED
ERING DIVISION

AN 2 6 2016

OAK TREE DRIP LINE

TC 511.78
FL 511.32

EXISTING A.C. PAVEMENT

EXIST. CONCRETE SIDEWALK

WM

PROPERTY LINE

87.95'

32" OAK

N86°24'24"E

69.87'

PROPERTY LINE

PROPC
1226 V

PROPOS
LINES &