

# **924 Old Phillips Road**

**PDR 2111714-B**

**COMMENTS RECEIVED FOR APRIL 14, 2022  
DRB HEARING**

April 12, 2022

Re: 924 Old Phillips Road, Glendale, CA 91207

To Whom This May Concern:

My name is Raffi Varozian, I am the property owner of 1741 Royal Blvd and my property is adjacent to the south or backyard elevation of 924 Old Phillips Road. The construction owner's proposal of adding second-floor bedrooms, a 40-foot-long balcony and various smaller balconies - the design and height of which mimics a guard tower (photo attached) - will have an enormous negative impact and property devaluation on my property as well as my neighbors, overlooking my entire backyard, having direct views into the windows of my bedrooms & living rooms, as well as blocking sunlight and obstructing mountain views. I strongly request the City of Glendale denies approval to any and all aspects of the proposed second-story additions, as well as ensures this construction property owner finishes this house as it originally was before it was illegally demolished - a single-story home with no balconies.

Due to the pandemic period starting in 2020 when the construction owner first started demolition work, this construction project had slid by without the regular oversight from city inspectors, taking full advantage of the impacts from the shutdown period. I also request the City of Glendale carefully ensures this construction owner adheres to all applicable building and safety codes on all structures of the property, including any tall load bearing retaining block walls (please see attached photos) constructed since 2020 without land surveys, inspections or engineering - increasing the likelihood of structural failure or encroachments onto property lines. Back when demolition work first started, the construction owner had asked me for permission to remove existing landscape adjacent to our property line citing very ambiguous reasons. In good faith, I agreed to allow trimming of some of the trees on my property to a certain level, but regardless of this discussion the trees were completely removed the next day. I decided not to pursue a remedy at the time, but the incident gave me valuable insight about my new neighbors.

Fast-forward to today, considering the unsightly and unfinished wooden structure this construction owner has left for us to endure the past two years. I cannot stress enough that my utmost concern is that the privacy and integrity of property values for not just my property but for all neighboring properties are fully protected for all current and future home owners of our neighborhood.

Sincerely,

Raffi Varozian (cell: 213-304-5369; email: raffivarozian@gmail.com)

Property Owner of 1741 Royal Blvd, Glendale, CA 91207

PHOTOS TAKE FROM 1741 ROYAL BLVD, GLENDALE 91207



## Ezzati, Vista

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**From:** Ana Khachatrian <anakhachatrian@gmail.com>  
**Sent:** Wednesday, April 6, 2022 6:04 PM  
**To:** Ezzati, Vista  
**Subject:** Regarding the public hearing on the 14th  
**Attachments:** IMG\_1806.jpg; IMG\_1805.jpg

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

Hi Vista,

It's been a while, so I don't know if you remember me, but we went to high school together. My name is Ana Khachatrian. I'm going to apologize in advance for the lengthy email, but I saw your name on the public hearing notice and wanted to write in because my family and I are becoming increasingly concerned with the construction that is due to take place. My family owns the property on 1751 Royal Blvd in Glendale, right next to the 924 Old Phillips Rd residence that the public hearing on the 14th is for. When the house was first sold and torn down, we weren't too surprised as we knew it was an old house. However, as construction continued we noticed that the height was much taller than the previous house and, before we knew it, our entire view of the mountains that we once enjoyed on a daily basis was completely blocked by the construction. Thankfully, we noticed the construction pause, but unfortunately it wasn't before it entirely blocked our views.

What is more concerning than our view though is that the attached photos show the expected height of the final home, which is completely towering over the backyard diminishing any privacy. The first floor alone is significantly taller than the previous house; however, the plans show a two story house and, as you can see from the photos I took from the backyard, we don't have much coverage. Our neighbors will easily be able to look into our backyard and home. I have a sick mom and grandma at home and they spend the entirety of their day on the side of the house that looks out to the backyard. It's upsetting to imagine that they are going to have to reconsider leaving windows open or spending time in our own backyard due to lack of privacy. What's more absurd is that the plans for the house that have been put on display are showing a balcony that completely overlooks our backyard. It just seems so sincerely illogical that the neighbors themselves would want this as we could just as easily see into their home.

The other concern is that this will reduce the value of our home. I cannot imagine anyone even wanting to one day purchase our home with a neighboring house like that.

We've had this house for 35 years and, while I had my concerns the first time I saw the new neighbors, I tried to set aside my judgement and give them the benefit of the doubt. I'm hearing and reading more about them now from other neighbors and realizing my instinct was right. Regardless, my primary concern is that this house be built properly and with respect to its neighbors, which doesn't seem to be the case so far. I sincerely hope they will not be allowed to move forward with their plans, but am honestly unfamiliar with the process or know what to do.

Apologies again for the long email. I hope you're well!

Best,









## Ezzati, Vista

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**From:** Victor Norberti <vicnorberti@gmail.com>  
**Sent:** Tuesday, April 5, 2022 9:28 AM  
**To:** Ezzati, Vista  
**Subject:** 924 Old Phillips Road (Case Number PDR 2111714)

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

Dear Ms. Ezzati,

My name is Victor Norberti and I am the property owner of 1755 Royal Blvd, Glendale, Ca 91207. I am writing to you today about many concerns my family and neighbors have about the illegal construction at 924 Old Phillips Road (Case Number PDR 2111714) and the outrageous proposal of adding a second story, which would adversely affect my property's views and affect the privacy of longtime residents, and all of our property values.

This property's owner has had a very dishonest demeanor to myself as well as other neighboring property owners and tenants since day 1. To say I am very concerned with their actions and intentions are an understatement. The type of person that will ask for an inch but take 10 miles. Back in 2020 they pulled a permit (Permit # **BCB2008158**) for interior remodel, but apparently that permit was cover up for their illegal construction (Building second story, as you can see the stairs in attached pictures).

They demolished 90% of the original house, which was about 8ft ceiling with flat roof and raised the ceiling to 14ft high illegally. Plus on top of that, they were going to build a second floor without a permit.

The city attorney must know about this couple (Armen Aivazian and Takuhi Aivazian) who owns the property very well by now as repeat violators of city ordinance. This is what the city attorney said back in 2010 about this owners "It's disconcerting that somebody thumbs their nose at the law and is able to escape with the ability to do this." Quote from their past violations published with Glendale news press and LA Times.

See the links for reference please!

[https://www.grubstreet.com/2010/06/montrose\\_collection\\_faces\\_clos.html](https://www.grubstreet.com/2010/06/montrose_collection_faces_clos.html)

[https://www.latimes.com./socal/glendale-news-press/news/tn-gnp-xpm-2009-06-19-lacressentaonline\\_cnws-montrosecollection0619-story.html](https://www.latimes.com./socal/glendale-news-press/news/tn-gnp-xpm-2009-06-19-lacressentaonline_cnws-montrosecollection0619-story.html)

I ask for your help in directing me to the best place to express my objection to this second story addition. Would it be via email, written letter via mail, in person at the upcoming public hearing at city hall, or all of the above. I am not the only resident who feels this way about these property owners. Our only concern is to be able to voice our objections and make sure our properties and families are protected by this proposed monstrosity where the owners are already known by the city as repeat violators of city ordinance.

As of 04-04-2022  
illegal construction



Original house back in 2020



I thank you for your time and help.

Sincerely,  
Victor Norberti



1755 Royal Blvd  
Glendale, CA 91207  
818 606 2293 [vicnorberti@gmail.com](mailto:vicnorberti@gmail.com)



# GRUB STREET

ENDANGERED | JUNE 21, 2010

## Montrose Collection Faces Closure From City Officials

By Hadley Tomicki



City officials are trying to shutter Montrose Collection Restaurant and “Banquet Hall” in the latest, and perhaps last, legal salvo in a back-and-forth battle with owners Takui “Thumbs His Nose at Authority” and Armen “Above the Law” Aivazian, who have reportedly used and improved upon their space as a banquet hall without the required zoning-use and parking-reduction permits. Glendale *News-Press* reports that a preliminary injunction was issued last week that will find city attorneys trying to close Collection down during a July 9th hearing. This follows the City Council revoking its parking permit in March 2009 and later its crucial zoning certificate. To stave off forced closure, the

Aivazians would have to return the restaurant to its original size and reapply for new permits, though their attorney already says the four-year battle has “put my client out of business, basically destroying them economically.” A city lawyer has a different take, however, offering that “It’s disconcerting that somebody thumbs their nose at the law and is able to escape with the ability to do this.”

Photo: Montrose Collection



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NEWS

## Banquet hall is dealt blow

BY JASON WELLS

JUNE 19, 2009 12 AM PT



The Glendale City Planning Commission voted unanimously Wednesday to uphold an earlier decision to revoke the zoning exception that allows the Montrose Collection Restaurant and Banquet Hall to operate, notching the latest mark in a long-running battle among the restaurateurs, neighboring residents and city officials over what is and isn't allowed to operate on the Honolulu Avenue site.

Over the past three years, the contentious dispute has escalated from the zoning administrator up to the City Council on several occasions, in and out of Los Angeles Superior Court, including a slander lawsuit brought against neighbors who complained publicly over the impacts of the banquet hall.

In March, after years of hearing-level squabbles and a Los Angeles Superior Court judgment, the City Council voted to revoke Montrose Collection's parking reduction permit, which allowed the eatery to operate without the required number of parking spaces.

With the parking reduction permit officially nullified, the city's zoning administrator revoked the zoning use certificate two days later, setting the stage for Montrose Collection attorneys to appeal to the Planning Commission.

On Wednesday, the commissioners upheld the zoning administrator's decision, setting the stage yet again for an appeal to the City Council.

It was the latest in a long series of developments for Montrose Collection, a case which has strained and frustrated all sides since it began rolling in 2006.



The nexus of the dispute has centered on what zoning rules apply to the site, since they have changed over the course of the life span of the building at 2831 Honolulu Ave. Owners Armen and Takui Aivazian contend they have a right to operate the building fully as a banquet hall, while city planners and neighbors have asserted repeatedly that zoning laws restrict banquet business to only up to 30% of the service area.

And since expanding the restaurant in 2006, city officials contend the Aivazians lost their grand-fathered rights and must meet higher parking standards.

“Enough is enough,” said Robert Thompson, a nearby neighbor of the restaurant who was named in Aivazian’s slander lawsuit, which was dismissed in March 2008. “All of this has been heard before. It’s time for the city to show that there are consequences for not following the codes.”

Frustration had also clearly taken ahold of Armen Aivazian, who in addition to claiming vested rights to operate fully as a banquet hall, ascertained that neighborhood opposition is thinly-veiled racial discrimination against an Armenian establishment.

“This is not an Armenian banquet hall; this is for my neighbors, for my community,” he told the commission. “This is for everybody.”

But Planning Commissioners steered clear of the political morass, with Chairman Bill Kane acknowledging that the “long and drawn out and somewhat torturous” process had clearly frustrated its stakeholders.

Still, he and his colleagues agreed that without the parking reduction permit, Montrose Collection clearly did not fit within current zoning laws.

The Aivazians essentially have two weeks to appeal the commission’s decision to the City Council.

NEWS

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## **Ezzati, Vista**

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**From:** Victor Norberti <vicnorberti@gmail.com>  
**Sent:** Monday, April 11, 2022 10:22 PM  
**To:** Ezzati, Vista  
**Subject:** 924 Old Phillips Rd DRB Formal Comments

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

Dear Ms Ezzati

Here is my formal comments for DRB on 04-14-2022 at 5pm. Please forward this letter to them.

Re: 924 Old Phillips Road, Glendale, CA 91207 PDR 2111714 April 11, 2022

As one of the upset resident owners surrounding the property located at 924 Old Phillips Road, my fellow neighbors and I would like to address the privacy violations from the newly-proposed second story addition as well as a number of major concerns regarding this seemingly never-ending construction project.

The construction owner's proposal of adding second-floor bedrooms and various balconies will have an enormous negative impact and property devaluation on all neighboring properties, threatening our existing privacy by overlooking the entirety of our outdoor patios, bedrooms & living areas, obstructing our existing views and blocking out sunlight for others. We request the City of Glendale deny approval to all aspects of the proposed second-story additions previously mentioned, as well as ensure this property owner finishes this project as it originally was before it was illegally demolished – a single-story house. Back in 2020 when we saw our current house for the first time during open house event with our real estate agent we also noticed this construction process at 924 Old Phillips Rd. and we immediately asked our agent if this construction is going to have second floor, he assured us that he checked the property permits with the city and the permit is for remodeling only, no second-story permits are pulled. It was a big decision for us to purchase our current house based on that assumption that our views and privacy will not be threatened according to that permit from city. Had this proposed two-story home existed when me and my wife were looking to purchase our current house on 2020, we would have absolutely thought twice about living with the proposed privacy and view concessions. We can only imagine how future home buyers would feel and the negative impact it would unquestionably have on our property value.

We request the City of Glendale will address all the neighbors' issues in a timely manner so this eye sore can finally be transformed into a home that is not only appropriate within our neighborhood, surrounding houses and roof lines, but most importantly protects the privacy and integrity of property values for all neighboring properties.

Sincerely,

Property Owner of **1755 Royal Blvd, Glendale, CA 91207**

**Victor Norberti**

**Cell 818 606 2293**



**Email [vicnorberti@gmail.com](mailto:vicnorberti@gmail.com)**

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## Ezzati, Vista

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**From:** Raffi Varozian <raffivarozian@gmail.com>  
**Sent:** Monday, April 4, 2022 9:45 AM  
**To:** Ezzati, Vista  
**Subject:** Re: 924 Old Phillips Road - Questions re: April 14th Public Hearing

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It seems like the second to last paragraph may have been omitted from my email below:

“Ms. Ezzati, as you may or may not know. This neighbor has has a log history of acting in defiance of municipal codes in the past, not just with this property but with commercial businesses in Glendale as well. Please understand that the community is very concerned with his actions and are quite on edge with the way he misleads everyone with his true intentions.”

On Mon, Apr 4, 2022 at 9:43 AM Raffi Varozian <[raffivarozian@gmail.com](mailto:raffivarozian@gmail.com)> wrote:  
Good Morning Ms. Ezzati,

My name is Raffi Varozian, and I am the property owner of 1741 Royal Blvd, Glendale, Ca 91207. I am writing to you about some initial questions and concerns my fellow neighbors and I have regarding the Notice of Public Hearing I received via USPS for the 924 Old Phillips Road property, which we have been anticipating for some time now:

- 1) Is this the only only public hearing that will be held regarding the construction of the property?
- 2) When will neighboring property owners have an opportunity to voice any objections to the proposed second story addition?
- 3) Why has the property owner of 924 Old Phillips not posted a sign in front of the property yet notifying the neighboring public about the upcoming public hearing?
- 4) Will the property owner of 924 Old Phillips still be required to physically outline the shape and size of the proposed second story using wood posts and string? Approximately when will this be required to occur?
- 5) some of my fellow neighbors are telling me they have not receive the paper notice in the mail to date. Did only certain neighbors receive the paper notice, while others did not even though they are in close proximity to the construction property?

Please let me know if you are the best contact to voice any further questions or concerns going forward, which I can pass along to any of my fellow neighbors. Also, any additional information you can share with us that is

relevant to our concerns about the proposed second story's approval process would be highly appreciated. I thank you for your assistance in this matter.

Sincerely,

-Raffi Varozian

1741 Royal Blvd, Glendale, Ca 91207

(213)304-5369 cell

[raffivarozian@gmail.com](mailto:raffivarozian@gmail.com)