

1766 Cielito Drive

PDR 2113521-B

**COMMENTS RECEIVED FOR MAY 26, 2022
DRB HEARING**

Ezzati, Vista

From: David Sagherian <david.sagherian@sbcglobal.net>
Sent: Tuesday, February 22, 2022 12:26 PM
To: Ezzati, Vista
Cc: Shirazsimonian@gmail.com; Eric Abramian
Subject: 1766 Violations
Attachments: 1766 Cielito Violations for review by DRB.pdf; CCF_000184.pdf; Cielito Petition to comply with CC&Rs - signed by majority of tract residents -f.pdf; Cielito CC&R highlighted.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Vista

Attached are 4 documents I would like you to share with the DRB for the meeting this Thursday the 24th, if held on that day::

1. My narrative regarding the proposed 1766 design that violates key aspects of the Glendale Municipal Code.
2. The CC&Rs that govern the tract with highlights as to key restrictions governing construction.
3. The petition that the majority of owners signed to ask Demirchian to comply with the CC&Rs.
4. The letter the former owner of 1766 Cielito sent me confirming that Demirchian was fully informed of the CC&Rs at time of purchase in 2019.

Please make sure this is shared with all DRB Board members.

Please let me know when that is done.

Is the hearing still scheduled for the 24th?

David Sagherian, P.E.
818 606 1770

Vista Ezzati
Project Planner
City Of Glendale

Dear Vista:

Introduction

My name is David Sagherian, P.E. I reside at 1770 Cielito Drive , Glendale CA, 91207.

The proposed 1766 Cielito project has major violations as shown below:

Violations to applicable Codes

The violations I am reporting are:

1. Glendale municipal code – Title 30, Zoning Code Chapter 30.11 – Residential Districts – 30.11.010.B – Purpose R1R (Restricted Residential) Zone states:

*The R1R zone is intended to preserve and protect low density residential neighborhoods in hillside areas in conformance with the comprehensive general plan to promote the public health, safety and general welfare of the community. **Within this zone it is proposed to preserve valuable open space, physical features and scenic resources** while, at the same time, permitting a substantial and reasonable beneficial use of such property.*

Furthermore, Section 30.11.040 provides Residential District Additional ROS and R1R Development Standards.

The following standards shall apply in the ROS and R1R zones.

A. Hillside Development Review Policy.

1. Every discretionary decision made by the city council, along with city boards, commissions and administrators related to development in the ROS and R1R zones shall take the following into consideration:

*a. **Development shall be in keeping with the design objectives in the Glendale Municipal Code, the hillside design***

guidelines and the landscape Guidelines for hillside development as now adopted and as may be amended from time to time by city council.

b. **Development shall be compatible with the surrounding neighborhood in terms of:**

size – PROPOSED STRUCTURE (SEE A-0.1) IS 5,337 SF – AVERAGE SIZE IN THE NEIGHBORHOOD IS 3,500SF MAX – 53% LARGER IF NOT LARGER: **NOT COMPATIBLE**

Scale PROPOSED STRUCTURE IS 53% LARGER: **NOT COMPATIBLE**

bulk/mass – THE BUILDING IS MASSED INSIDE A VERY SMALL BUILDABLE FOOTPRINT AS THE BULK OF THE LOT (SHEET C-1) IS HILLSIDE STEEP GRADE. NO OTHER STRUCTURE ON THE TRACT ATTEMPTS SUCH AN APPROACH. **NOT COMPATIBLE**

roofline orientation – NO ROOF ORIENTATION (IT IS ALMOST FLAT TO ALLOW 8'6" HEIGHT IN SECOND FLOOR BUT THERE IS ZERO ALLOWANCE FOR MECHANICAL DUCTWORK TO SERVICE THE ROOMS): **NOT COMPATIBLE** (ALL HOUSES IN THE NEIGHBORHOOD HAVE PITCHED ROOFS ALONG A GENERAL NORTH-SOUTH ORIENTATION): **NOT COMPATIBLE**

setbacks, ARE MET

and site layout. THE BUILDING IS MASSED INSIDE A VERY SMALL BUILDABLE FOOTPRINT AS THE BULK OF THE LOT (SHEET C-1) IS HILLSIDE STEEP GRADE. NO OTHER STRUCTURE ON THE TRACT ATTEMPTS SUCH AN APPROACH. : **NOT COMPATIBLE**

d. **Site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.**

See Sheet A-0.4 , IN ALL SECTIONS, VISUAL IMPACTS WERE NOT TAKEN INTO ACCOUNT AND ARE NOTICEABLE. SECTIONS ARE ALSO INACCURATE AS THEY DO NOT SHOW ROOFTOP EQUIPMENT (MECHANICAL AND PROPOSED SOLAR THAT WILL ADD 2 TO 3 FEET OF VISUAL OBSTACLES). : **NOT COMPATIBLE**

e. **The architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.**

STYLE IS NOT COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD AS MAJORITY IS SINGLE STORY RANCH STYLE WITH PITCHED ROOFS AND ATTACHED GARAGE – PROPOSED STRUCTURE IS ULTRA MODERN FUTURISTIC STYLE WITH LARGE GLASS BAYS, RECTANGULAR WALLS AND FLAT ROOF WITH UNDERGROUND GARAGE. : **NOT COMPATIBLE**

AND FINALLY, DRAWINGS INTENTIONALLY FAIL TO SHOW IN PROPOSED SECTIONS AND ROOF DRAWINGS (SHEET A2.3) SOLAR PANELS AND MECHANICAL EQUIPMENT NECESSARY TO CONDITION THE BUILDING:

1. ROOF PLAN INDICATES PROPOSED SOLAR PANEL LOCATIONS IN TWO AREAS. SINCE ROOF IS ESSENTIALLY FLAT, THESE WILL HAVE TO BE PITCHED AT LEAST BY TWO+ FEET IN A SOUTHERN ORIENTATION TO BE EFFECTIVE (ADDING TWO FEET HIGH AND 24 TO 30 FEET WIDTH MIN OF VISUAL OBSTRUCTIONS). THE TWO FEET WILL BE ADDITIONAL TO THE CURRENTLY PROPOSED 22 FEET NON COMPLIANT HEIGHT) IN LARGE AREAS OF THE ROOF IMPACTING NEIGHBORS' VISUAL VISTAS.
2. MECHANICAL AIR CONDITIONING EQUIPMENT (EXHAUST FANS AND AIR HANDLERS) WILL MOST LIKELY BE PLACED ON THE ROOF FOR MINIMUM AESTHETIC IMPACT. THE BUILDING BEING 5,300 SF, IT WILL REQUIRE ROUGHLY 10 TONS OF A/C COOLING. THESE UNITS ARE AT LEAST 6 FEET WIDE AND 3 FEET HIGH WO CURBS AND THE PROPOSED STRUCTURE WILL BE NEEDING AT LEAST 2 OR MORE DEPENDING ON HOW THE MECHANICAL ENGINEER WILL ZONE THE BUILDING (ADDING THREE FEET MIN TO THE PLANNED 22 FEET). NOTE: WHILE 3 COMPRESSORS ARE SHOWN ON THE NORTH SIDE OF THE UNIT, AIR HANDLERS CANNOT BE FITTED INTO THE FIRST NOR SECOND FLOORS AS SHOWN.

THE INSTALLATION OF SOLAR AND MECHANICAL EQUIPMENT (ROOFTOP UNITS, SAUNA EQUIPMENT, KITCHEN AND BATHROOM EXHAUST FANS) CHIMNEY(S), AND VARIOUS VENT AND EXHAUST PIPING FOR PLUMBING AND WATER HEATER WILL ADD VISUAL BARRIERS TO THE NEIGHBORING UNITS AS WELL AS INFRINGE ON THE MAXIMUM 14' ESTABLISHED FOR CHIMNEYS AND OTHER ABOVE ROOF REQUIREMENTS. : **NOT COMPATIBLE**

2. Second, Civil code section 5975 of the California Civil code:

Property is in a tract governed by Covenants, Conditions and Restrictions (CC&Rs) (attachment a) and while this is not adjudicated by the DRB, it is still a relevant to the neighbors who have abided to these restrictions over the years:

CIVIL CODE – CIV DIVISION 4. GENERAL PROVISIONS [3274 - 9566]

(Heading of Division 4 amended by Stats. 1988, Ch. 160, Sec. 16.)

PART 5. Common Interest Developments [4000 - 6150]

(Part 5 added by Stats. 2012, Ch. 180, Sec. 2.)

CHAPTER 10. Dispute Resolution and Enforcement [5850 - 5986]

(Chapter 10 added by Stats. 2012, Ch. 180, Sec. 2.)

ARTICLE 4. Civil Action [5975 - 5986]

(Article 4 added by Stats. 2012, Ch. 180, Sec. 2.)

5975.

(a) The covenants and restrictions in the declaration shall be enforceable equitable servitudes, unless unreasonable, and shall inure to the benefit of and bind all owners of separate interests in the development. Unless the declaration states otherwise, these servitudes may be enforced by any owner of a separate interest or by the association, or by both.

(b) A governing document other than the declaration may be enforced by the association against an owner of a separate interest or by an owner of a separate interest against the association.

(c) In an action to enforce the governing documents, the prevailing party shall be awarded reasonable attorney's fees and costs.

(Added by Stats. 2012, Ch. 180, Sec. 2. (AB 805) Effective January 1, 2013. Operative January 1, 2014, by Sec. 3 of Ch. 180.)

Violation Narrative:

Restrictive covenants are contract clauses that limit a contracting party's future conduct. In general, restrictive land covenants serve the purpose of enforcing neighborhood presentation standards. Such covenants are typically written into a deed, or at least referenced in the deed and recorded. The stated intention of many restrictive **covenants** is to "preserve, **protect**, and enhance property values."

Covenants are guarantees the original owner(s) of the title made to the future owner(s) of the title regarding the property listed in the title.

Covenants are normally registered on title in order to bind the present and future owners. Restrictive covenants "run with the land." This means that they are tied to the property (land), and not to a specific owner(s). In other words, the limitations of a restrictive land covenant are legally binding for anybody who subsequently buys the property.

A restrictive land covenant is enforceable as long it was recorded, it is being enforced in a fair and non-discriminatory manner, and there is still an individual or group benefiting from it.

All three conditions listed above have been met in this tract in its history. Two lot owners (Gasparians in 2003 and Jamgotchians in 2018) respectfully approached the other 15 owners and obtained authorization to build a second floor on their lots. As of this letter's date, **almost two years after Demirchian purchased 1766 Cielito Drive**, he has not even attempted (!) to approach the neighbors and obtain authorization via majority acceptance to his proposed project.

Finally, it can be enforced by any individual land owner who benefits from the restriction, or the collective homeowner's association if there is one. (Cal. Civ. Code §5975). Here, lot owners are responsible for adhering and enforcing. That is a big burden to me, his neighbor, and to other neighbors, and will surely be prejudicial to all.

Even if Demirchian claims ignorance of the CC&Rs, that is not a valid excuse for failure to comply once I provided these CC&R's to him in March 2021. Furthermore, we are providing a letter (item c) by the Bistagne family (former owner) confirming their informing Demirchian of the CC&Rs at time of sale in 2019.

Thank you for your time.

David Sagherian, P.E.
1770 Cielito Drive
Glendale, CA 91207

818) 606-1770

Attachments:

- a. Covenants
- b. Petition by majority of neighbors to comply to CC&Rs
- c. Bistagne Letter

S-1-61

3373

PROTECTIVE COVENANTS AND RESTRICTIONS FOR LOTS 1 TO 15
TRACT 24858
CITY OF GLENDALE, COUNTY OF LOS ANGELES, CALIFORNIA

FEE \$100/8 M

Ridgewood Estates, a California Corporation, as original owner of Lots 1 to 15, inclusive, of Tract 24858, as per map recorded in Book 654, Pages 80 to 82 of Maps in the Office of the County Recorder of Los Angeles County, hereby certify and declare that in the sale and conveyance of said lots, and each of them, the grant thereof shall be made upon the following conditions and restrictions:

Provided, however, that this conveyance is made out and accepted and said realty is hereby granted and subject to the conditions, restrictions, reservations and easements now of record and upon the following express provisions, reservations and restrictions which shall apply to and bind the parties hereto, their heirs, executors, administrators and assigns, and are imposed pursuant to the general plan for the improvement of said Lots 1 to 15, inclusive, of Tract 24858, and are designed for the mutual benefit of the owners of said lots and shall inure to and pass with each and every lot therein.

Said conditions are imposed upon said realty as an obligation or charge against the same, and for the benefit of each and every other lot hereinabove mentioned as said realty and the owner or owners thereof, and that the right of enforcement of said conditions, and each of them, is vested in the owners of any one or more of the other lots hereinabove mentioned, and similar conditions either have been or will be imposed upon each and every other lot hereinabove mentioned in said Tract 24858.

Conditions and Restrictions are as follows:

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
56 MAY 10 A.M. MAY 1 1961
RAY E. LEE, County Recorder

That each lot shall be used only for single private residential purposes. Each single family structure shall not exceed one story in height and must contain a minimum floor area of 2,500 square feet, except Lots 3, 11 and 13 which must contain a minimum floor area of 2,000 square feet. Floor area shall be deemed to include the total floor area of the residence proper, measurements to be taken for this purpose from the outer faces of the exterior walls, excluding the areas of open porches, open patios and garages. All garages whether an integral part of the residence or a separate structure must contain a minimum outside measurement of 21 feet by 21 feet. Trees, shrubs, etc. shall not be allowed to exceed a height of 12 feet. Roofs shall not exceed a height of 12 feet and chimneys 14 feet above the highest ground elevation of any lot as originally graded. Roofs shall not be of a reflective white or other bright colored material.

That no structure shall be placed upon any lot in this subdivision until such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision by an Architectural Committee composed of the following persons, any two of whom may act for the whole:

John R. Henry
Bert H. Ameche

D. Ellen D. Henry
Harry J. Lindgren

As an alternative, a representative designated by a majority of the members of said Architectural Committee is permissible. In the event of death or resignation of any member of said Architectural Committee, the remaining member or members shall have full authority to approve or disapprove such design or to designate a representative with like authority.

RECORDING REQUESTED BY

John R. Henry

3. That no kennel, aviary, hutch or warren shall be erected on any lot, nor shall dogs, cats, birds, poultry, rabbits or other domestic animals or fowl ever be kept thereon, except that this restriction shall not be construed to prohibit ordinary household pets which do not constitute an annoyance or nuisance to the neighborhood.
4. That no structure, nor any portion thereof, shall at any time be occupied or used by any person of either Negro, African, Asiatic or Mexican race, but the use of such property shall be restricted to the White Caucasian race forever, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.
5. That no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, including the erection of any structure not normally required in the maintenance of a residence. A television antenna and radio aerial are included in this category and shall not be installed on any lot.

Provided that these Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1991, at which time said Covenants shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

Provided also that a breach of any of the foregoing conditions shall cause said realty to revert to the said Grantor, or its successors in interest, who shall have the right of immediate reentry upon said realty in the event of any such breach, and as to the owner or owners of any other lot or lots, or part or parts thereof, in said realty, the foregoing conditions shall operate as Covenants running with the land, and the breach of any such Covenants, or the continuance of any such breach, may be enjoined, abated or remedied by said Grantors, or their successors in interest, or by any such owner, or owners, but by no other person. The term "owner" shall include the bona fide owner or holder of any agreement of sale executed by said Grantor for any of the lots hereinabove mentioned.

Provided also that a breach of any of the foregoing Covenants or Conditions or any reentry by reason of such breach, shall not defeat or render invalid the lien of any Mortgage of Deed of Trust made in good faith and for value, as to realty, or any part thereof, but said Covenants and Conditions shall be binding upon and effective against any subsequent owner of said realty. No delay or omission on the part of the Grantor, or its successors in interest, as owner of the reversionary rights herein provided for, in exercising any rights, power or remedy herein provided in the event of any breach of the conditions, restrictions, covenants or reservations herein contained, shall be construed as a waiver thereof or acquiescence therein, and the expiration and termination of said conditions of January 1, 1991, shall not be construed prejudicially to affect any rights or reversion, reentry or enforcement accruing prior to said date.

Invalidation of any one of these covenants by judgements or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the following named owners of Lots 1 to 15, inclusive, have caused this instrument to be executed accordingly.

Lot No.

Names of Owners

1.

Donald L. John
Donald L. John

Esther John
Esther John

2.

Kenneth H. Abbott
Kenneth H. Abbott

Marianne E. Abbott
Marianne E. Abbott

3.

Robert A. Leaver
Robert A. Leaver

Marianne L. Leaver
Marianne L. Leaver

4.

Mathieu Thomas Bistagne
Mathieu Thomas Bistagne

Wanda Anna Bistagne
Wanda Anna Bistagne

5.

Bonnie A. Skeels
Bonnie A. Skeels

6.

Richard T. Leaver
Richard T. Leaver

Margaret E. Leaver
Margaret E. Leaver

7.

Eveline E. Scott (My signature void if not signed by 100% of owners)
Eveline E. Scott

8.

William Gorham
William Gorham

Violet J. Gorham
Violet J. Gorham

9.

Edward J. Modes
Edward J. Modes

10.

Howard A. Smith
Howard A. Smith

Frances M. Smith
Frances M. Smith

11.

John R. Henry
John R. Henry

D. Allen D. Henry
D. Allen D. Henry

12.

Ethel P. Harway (My signature void if not signed by 100% of owners)
Ethel P. Harway

13.

Robert W. Pashley
Robert W. Pashley

Marcella W. Pashley
Marcella W. Pashley

14.

Warren C. Fox
Warren C. Fox

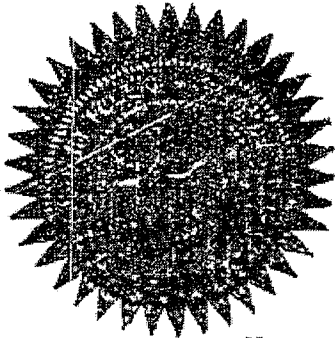
Shayne S. Fox
Shayne S. Fox

15.

William C. Tostevin
William C. Tostevin

Jeanette M. Tostevin
Jeanette M. Tostevin

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON March 30, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Donald L. John and Esther John

_____, known to me
to be the persons whose names are subscribed to the within
Instrument, and acknowledged to me that they executed the same.

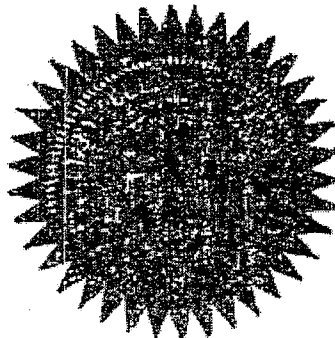
WITNESS my hand and official seal.

G. R. Munsey G. R. Munsey
My commission expires July 24, 1964 Notary Public in and for said County and State.

ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON April 5, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Kenneth H. Abbott and Mariann E. Abbott

_____, known to me
to be the persons whose names are subscribed to the within
Instrument, and acknowledged to me that they executed the same.

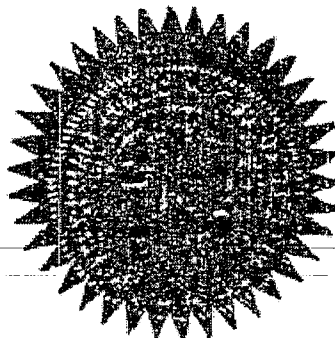
WITNESS my hand and official seal.

G. R. Munsey G. R. Munsey
My commission expires July 24, 1964 Notary Public in and for said County and State.

ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON March 29, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Robert A. Leaver and Marianne L. Leaver

_____, known to me
to be the persons whose names are subscribed to the within
Instrument, and acknowledged to me that they executed the same.

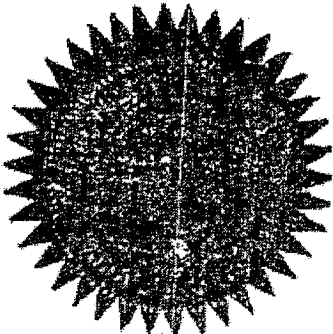
WITNESS my hand and official seal.

G. R. Munsey G. R. Munsey
My commission expires July 24, 1964 Notary Public in and for said County and State.

ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA, }
County of Los Angeles } ss.



ON April 18, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Mathieu Thomas Bistagne and
Wanda Anna Bistagne

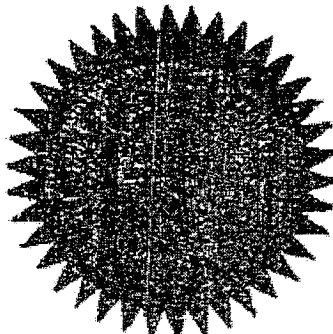
_____, known to me
to be the persons whose names are subscribed to the within
Instrument, and acknowledged to me that they executed the same.
WITNESS my hand and official seal.

G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

My commission expires July 24, 1964
ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA, }
County of Los Angeles } ss.



ON April 21, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Bonnie A. Skeels

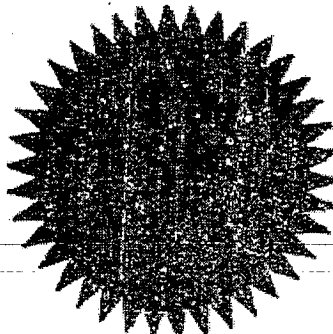
_____, known to me
to be the person whose name is subscribed to the within
Instrument, and acknowledged to me that she executed the same.
WITNESS my hand and official seal.

G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

My commission expires July 24, 1964
ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA, }
County of Los Angeles } ss.



ON March 28, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Richard T. Leaver and Margaret E. Leaver

_____, known to me
to be the persons whose names are subscribed to the within
Instrument, and acknowledged to me that they executed the same.
WITNESS my hand and official seal.

G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

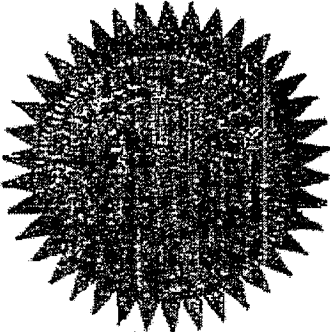
My commission expires July 24, 1964
ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA,

County of Los Angeles

ss.



ON April 6, 19 61, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Evalinn E. Scott

_____, known to me
to be the person whose name _____ is _____ subscribed to the within
Instrument, and acknowledged to me that _____ she _____ executed the same.

WITNESS my hand and official seal.

G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

My commission expires July 24, 1964

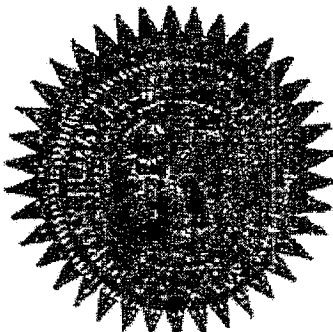
ACKNOWLEDGMENT - GENERAL - WOLCOTT FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA,

County of Los Angeles

ss.



ON April 12, 19 61, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared William Gorham and Violet J. Gorham

_____, known to me
to be the person whose name _____ are _____ subscribed to the within
Instrument, and acknowledged to me that _____ they _____ executed the same.

WITNESS my hand and official seal.

G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

My commission expires July 24, 1964

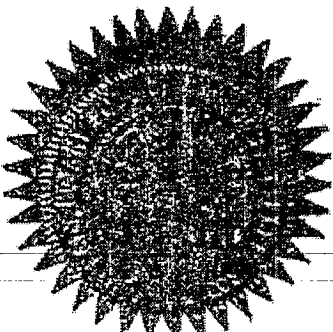
ACKNOWLEDGMENT - GENERAL - WOLCOTT FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA,

County of Los Angeles

ss.



ON April 7, 19 61, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Edward J. Modes

_____, known to me
to be the person whose name _____ is _____ subscribed to the within
Instrument, and acknowledged to me that _____ he _____ executed the same.

WITNESS my hand and official seal.

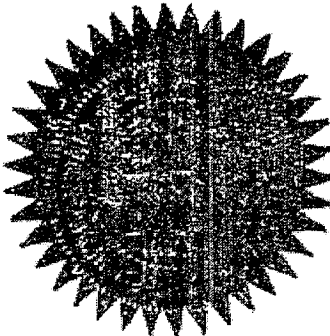
G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

My commission expires July 24, 1964

ACKNOWLEDGMENT - GENERAL - WOLCOTT FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON April 20, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Howard A. Smith and Frances M. Smith

_____, known to me
to be the persons whose names are subscribed to the within
Instrument, and acknowledged to me that they executed the same.

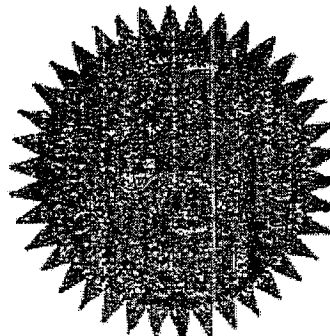
WITNESS my hand and official seal

G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

My commission expires July 24, 1964
ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64236

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON March 27, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared John R. Henry and D. Ellen D. Henry

_____, known to me
to be the persons whose names are subscribed to the within
Instrument, and acknowledged to me that they executed the same.

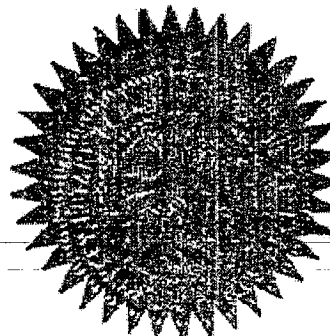
WITNESS my hand and official seal

G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

My commission expires July 24, 1964
ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64236

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON April 3, 1961, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Ethel P. Harway

_____, known to me
to be the person whose name is subscribed to the within
Instrument, and acknowledged to me that She executed the same.

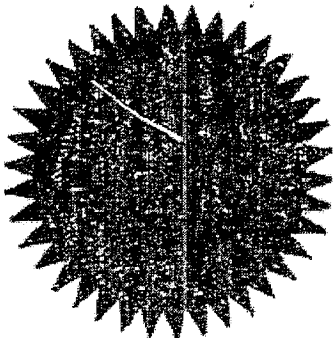
WITNESS my hand and official seal

G. R. Munsey G. R. Munsey
Notary Public in and for said County and State.

My commission expires July 24, 1964
ACKNOWLEDGMENT - GENERAL - WOLCOTT'S FORM 232 - REV. 2-57

64236

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON April 4, 19 61, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Robert W. Pashley and Marcella W. Pashley

_____, known to me
to be the persons whose names _____ are _____ subscribed to the within
Instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

G. R. Munsey

G. R. Munsey

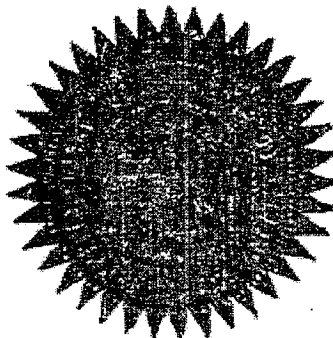
My commission expires July 24, 1964

Notary Public in and for said County and State.

ACKNOWLEDGMENT - GENERAL - WOLCOTT FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON April 19, 19 61, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared Warren C. Fox and Shayne S. Fox

_____, known to me
to be the persons whose names _____ are _____ subscribed to the within
Instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

G. R. Munsey

G. R. Munsey

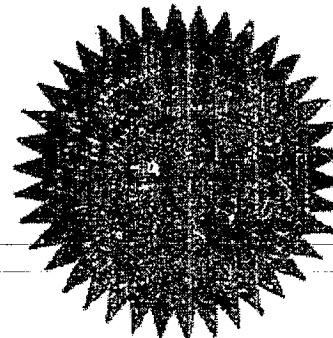
My commission expires July 24, 1964

Notary Public in and for said County and State.

ACKNOWLEDGMENT - GENERAL - WOLCOTT FORM 232 - REV. 2-57

64256

STATE OF CALIFORNIA,
County of Los Angeles } ss.



ON March 31, 19 61, before me,
the undersigned, a Notary Public in and for said County and State, personally
appeared William C. Tostevin and Jeanette M. Tostevin

_____, known to me
to be the persons whose names _____ are _____ subscribed to the within
Instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

G. R. Munsey

G. R. Munsey

My commission expires July 24, 1964

Notary Public in and for said County and State.

ACKNOWLEDGMENT - GENERAL - WOLCOTT FORM 232 - REV. 2-57

64256

1295872

MISSING CCRs

1

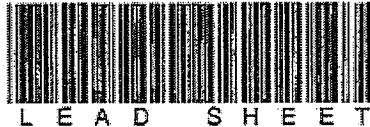
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03 1493369

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

12:01 PM MAY 27 2003

TITLE(S) :



LEAD SHEET

FEE

FEE \$	29	J
DAF \$	2	
C-20		

1/1

8

D.T.T

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

THIS FORM NOT TO BE DUPLICATED

03 1493369

RECORDING REQUESTED BY:

ARAM AND SILVA GASPARIAN
1818 CIELITO DRIVE
GLENDALE, CA 91207

WHEN RECORDED RETURN TO:

ARAM AND SILVA GASPARIAN
2336 PASEO DE CIMA
GLENDALE, CA 91206

FIRST AMENDMENT TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR
LOTS 1 TO 15 OF TRACT 24858

This First Amendment to Protective Covenants and Restrictions for Lots 1 to 15 of Tract 24858 ("Amendment") is dated for reference purposes this 22nd day of May, 2003 and is made with reference to the following:

RECITALS

WHEREAS, Lots 1 through 15, inclusive, of Tract 24858 in the City of Glendale, County of Los Angeles, California are currently subject to that certain document entitled Protective Covenants and Restrictions For Lots 1 to 15, Tract 24858 City of Glendale, County of Los Angeles, California recorded in the Office of the County Recorder of Los Angeles County on May 1, 1961 as Documents No. 3373 ("CC&Rs"); and

WHEREAS, the CC&Rs restrict single family structures permitted to be built on the lots to one story, a roof height restriction of 12 feet and a chimney height restriction of 14 feet; and

WHEREAS, the CC&Rs provide that the CC&Rs may be amended, at any time, in whole or in part, by a vote of the majority of the lot owners; and

WHEREAS, the owners of a majority of the lots subject to the CC&Rs desire to amend the CC&Rs as provided herein to provide that Lot 9 of Tract 24858 shall be exempt from the one-story restriction, the roof height restriction, the chimney height restriction and the requirement that building plans be approved by an Architectural Committee.

NOW THEREFORE, the undersigned lot owners, constituting a majority of the lot owners within Tract 24858, having affixed their signatures hereto, do hereby amend the CC&Rs to provide as follows:

03 1493369

1. Lot 9 of Tract 24858 will not be subject to or bound by, the following restrictions:
 - a. The one-story height limitation;
 - b. The 12 foot roof height limitation restriction;
 - c. The 14 foot chimney height limitation restriction; and
 - d. The restriction requiring Architectural Committee approval.
2. All other terms, covenants, conditions and restrictions of the CC&Rs shall remain in full force and effect.

The undersigned owners of lots within Tract 24585 hereby approve of and agree to the recordation of this Amendment.

Lot No.	Name and Address	Signatures
1.	<u>1721 Cielito Drive, Glendale, CA</u>	<u></u>
2.	<u>1740 Cielito Drive, Glendale, CA</u>	<u></u>
3.	<u>OFSANKO, TRUST</u> <u>1750 Cielito Drive, Glendale, CA</u>	<u>By: Frank Ofsanko</u>
4.	<u>1766 Cielito Drive, Glendale, CA</u>	<u></u>
5.	<u>DAVID SAGHERIAN</u> <u>RIMA ABEDI</u> <u>1770 Cielito Drive, Glendale, CA</u>	<u>David Sagharian</u> <u>Rima Abedi</u>
6.	<u>VAHAN - AGAVNI MKRTCHYAN</u> <u>1780 Cielito Drive, Glendale, CA</u>	<u>Vahan Mkrtchyan</u> <u>Agavni Mkrtchyan</u>

03 1493369

4

Lot No.

Name and Address

Signatures

7.

1800 Cielito Drive, Glendale, CA

8.

PETSON, HORNE V., TR

By Sue H - Petson

1814 Cielito Drive, Glendale, CA

9.

ARAN & SILVA GASPARIAN

1818 Cielito Drive, Glendale, CA

10.

ARMEN KARAKHONIAN

1801 Cielito Drive, Glendale, CA

11.

AYRIYAN KAREN

1791 Cielito Drive, Glendale, CA

12.

1785 Cielito Drive, Glendale, CA

13.

1771 Cielito Drive, Glendale, CA

14.

Irene Abramian

Irene Abramian

1763 Cielito Drive, Glendale, CA

15.

GERARD KARAYAN

Gerard Karayan

1751 Cielito Drive, Glendale, CA

3

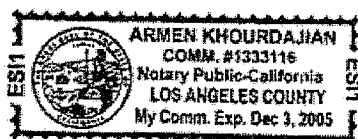
5

03 1493369

STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22, 2003, before me, ARMEN KHOURDAJIAN, personally appeared KAREN AYRIYAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

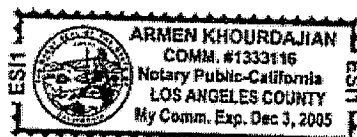


Armen Khourdjian
NOTARY PUBLIC

STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22/03, 2003, before me, ARMEN KHOURDAJIAN, personally appeared ARMEN KARAKHANIAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Armen Khourdjian
NOTARY PUBLIC

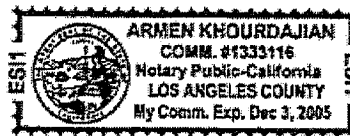
63 1493369

STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22/03, 2003, before me, ARMEN KHOURDAJIAN, personally appeared VAGAN & AGANNI MKRTCHYAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Armen Khourdayan
NOTARY PUBLIC

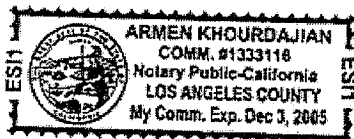


STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22, 2003, before me, ARMEN KHOURDAJIAN, personally appeared IRENE ABRAMIAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Armen Khourdayan
NOTARY PUBLIC



7

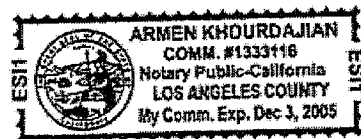
03 1493369

STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22/03, 2003, before me, ARMEN KHOURDAJIAN, personally appeared ARAM & SILVA GASPARIAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC

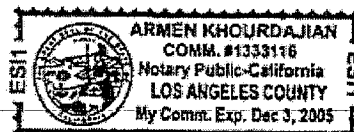


STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22/03, 2003, before me, ARMEN KHOURDAJIAN, personally appeared SUE H. PERSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



8

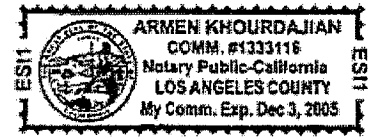
03 1493369

STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22, 2003, before me, ARMEN KHOURDAJIAN, personally appeared FRANK OFSANKO, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Armen Khourdjian
NOTARY PUBLIC

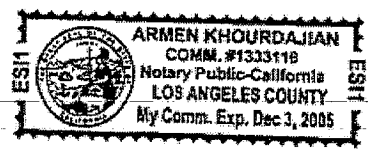


STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22, 2003, before me, ARMEN KHOURDAJIAN, personally appeared GERARD KARAYAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Armen Khourdjian
NOTARY PUBLIC



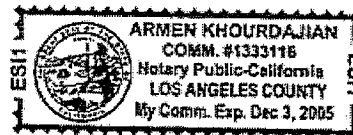
9
03 1493369

STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22, 2003, before me, ARMEN KHOURDAJIAN personally appeared DAVID SAGHERIAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument, and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Armen Khourdjian
NOTARY PUBLIC

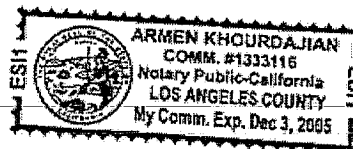


STATE OF CALIFORNIA)
) ss.
COUNTY OF CALIFORNIA)
LOS ANGELES

On 5/22, 2003, before me, ARMEN KHOURDAJIAN, personally appeared RIMA ABEDI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument, and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


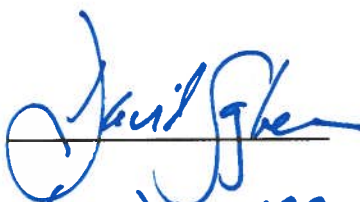
Armen Khourdjian
NOTARY PUBLIC



To whom it may concern,

Whereas Document No 3373 (Protective Covenants and Restrictions For Lots 1-15 Tract 24858, CC&Rs dated May 1, 1961) states, among other restrictions, that each lot shall be used only for single private residential purposes, shall not exceed one story in height, and with roofs not exceeding a 12 feet height above the highest ground elevation of any lot as originally graded. Furthermore, the CC&Rs confirm that these covenants are to run with the land and are binding on all parties. Finally, no amendments to the CC&Rs have been granted allowing exemptions to any residence at 1766 Cielito Drive from the Conditions and Restrictions that Lots 1 through 16, inclusive, of Tract 24858 in the city of Glendale, County of Los Angeles, California are currently subject to.

Now therefore, the undersigned lot owners, consisting of a majority of the lot owners within Tract 24858, having affixed their signatures hereto, hereby request that the property owners of 1766 Cielito Drive in Tract 24858 provide construction design in full compliance with the same Protective Covenants and Restrictions as for all Lots in Tracts 24858 (except for any property which has been previously granted exemption by a majority of owners):

Lot No	Name / Address	Signature /Phone Number	Date
1	<u>1721 Cielito Drive (Lot 1)</u>	<u></u>	<u></u>
2	<u>VICKEN TOURJIAN</u> 1740 Cielito Drive (Lot 2)	<u></u>	<u>11/9/21</u>
3	<u>1750 Cielito Drive (Lot 3)</u>	<u></u>	<u></u>
4	<u>1766 Cielito Drive (Lot 4)</u>	<u></u>	<u></u>
5	<u>DAVID SAGHERIAN</u> 1770 Cielito Drive (Lot 5)	<u> (818) 606-1770</u>	<u>11/4/21</u>

6

Stepan Karamian  11/4/21
1780 Cielito Drive (Lot 6)

7

Armik Hounanian  11/4/21
1800 Cielito Drive (Lot 7)

8

1814 Cielito Drive (Lot 8)

9

Aram Gasparian  11/19/21
1818 Cielito Drive (Lot 9)

10

Armen Karapchanian  11/23/21
1801 Cielito Drive (Lot 10)

11

Shiraz Simonian  11/4/2021
1791 Cielito Drive (Lot 11)
818-590-6226

12

Marine Gharagozyan  11-21-21
1785 Cielito Drive (Lot 12)

13

1771 Cielito Drive (Lot 13)

14

Irene Abramian Irene Abramian 11/6/21
1763 Cielito Drive (Lot 14)

15

Talar Tejiroan [Signature] 11/8/21
1751 Cielito Drive (Lot 15)

16

Cielito Drive (Lot 16)

November 4, 2021

To whom it may concern

My name is John Bistagne. My family, the Bistagnes, owned 1766 Cielito Drive since it was built in 1961 until it was sold to Jack Demirchian in 2019. My parents, Tom and Wanda Bistagne, were signers of the original Conditions, Covenants & Restrictions (CC&Rs) attached and have been respectful of its terms since then.

The CC&Rs clearly list, among other restrictions, the following limitations:

1. that the structure could not exceed one story
2. that the roof could not exceed 12 feet from original grading
3. that the chimney could not to exceed 14 feet from original grading.

During the sale of the property, late 2019, the prospective owner, Jack Demerchian, was advised numerous times that the CC&Rs needed to be respected. I personally advised the new owner and his spouse, who, I believe is a realtor, at least eight times that the restrictions above were important as they allowed all the neighbors to enjoy their properties and not be affected by unauthorized actions taken by others that would detrimentally affect their properties.

I also advised him that the CC&Rs allowed for exceptions if the majority of the 15 original lots concurred with said exceptions, and to contact the neighbors with preliminary concept drawings to determine if there was support for any deviations to the CC&Rs. That was restated early 2020 when I saw his renderings that showed a 2-story structure with an underground garage.

Any statement by the Demirchians, or any of their representatives, that they were unaware of the CC&Rs until March 2020 is a misrepresentation of the contents of my conversations with them at time of purchase in 2019 and prior to March 2020.

All of the above were also shared with my brother as we all were concerned that the Demirchians did not realize the importance of the CC&Rs.

I clearly recall all the above and willingly shared the above information in March 2020 in a conversation with my two neighbors, David Sagherian (1770 Cielito Drive) and Dr. Stepan Kasimian (1780 Cielito Drive) upon their receipt of Mr. Demerchian's letter mailed March 1, 2020. I mentioned in that conversation that Demerchian wanted to build a two story structure above an underground garage and a smaller pool. These renderings were shown to me at the time (early 2020, before March 2020) and should have been available to others for presentation any time thereafter.

Thank you for your time.

John Bistagne
(818) 242-6876

John Bistagne 11/04/2021
2:45pm



PO Box 343, Verdugo City, CA 91046 wwwhoa@gmail.com wwwhoa.org

May 25, 2022

Members of the Design Review Board
City of Glendale
via email

RE: Agenda Item 6b: 1766 Cielito Dr., PDR 2113521

Dear Members of the Design Review Board:

Thank you for considering our comments on this project. The project is not located within our boundaries, but on occasion our HOA weighs in on projects that raise issues or concerns that are relevant to our neighborhood, in this case the application of the Hillside Development Review Policy (GMC 30.1.040 A).

We will keep our remarks brief. We are glad to see that staff propose that you return this project for a redesign for the reasons they mention, including excessive grading, incompatibility of mass and scale with neighboring properties, and visual impacts. We agree with this recommendation.

However, there is an additional reason the project should be returned for a redesign according to the Hillside Development Review Policy, one that goes conspicuously unmentioned in the staff report: the size of the proposed project.

The Staff Report notes that at 5,377 square feet, not counting the three-car garage, the project “is more than 2,300 square feet larger than the neighborhood average of 2,972 square feet.” The Report continues “the [Hillside Design] guidelines do allow for larger infill development, so [long] as the mass and scale of the new proposal is appropriate and transitions well to the existing context and surrounding neighborhood.” And later: “At 5,337, this will also be the largest house in the immediate neighborhood. However, the proposed design does nothing to reduce the visual impacts of the larger buildings on the surrounding properties” (Staff Report, May 25, 2022, p. 5-6).

The Staff Report fails to apply the Hillside Development Review Policy requirements to the size of this project. While acknowledging the new house’s enormity relative to its neighbors, it refuses to offer the simplest, *required* solution to the problem of its enormous size: reducing it. It offers that the Hillside Design Guidelines allow for larger infill development; however, it nowhere mentions that the Hillside Development Review Policy explicitly does not allow for a

house that is so much larger than its neighbors, regardless of how it transitions to the neighborhood. And unlike the Hillside Design Guidelines, the Hillside Development Review Policy is written into the Glendale Municipal Code. Its application is not optional.

GMC 30.11.040

The following standards shall apply in the ROS and R1R zones:

A. Hillside Development Review Policy.

1. Every discretionary decision made by the city council, along with city boards, commissions, and administrators related to development in the ROS and R1R zones shall take the following into consideration:

a. Development shall be in keeping with the design objectives in the Glendale Municipal Code, the hillside design guidelines and the landscape Guidelines for hillside development as now adopted and as may be amended from time to time by city council.

b. Development shall be compatible with the surrounding neighborhood in terms of size, scale, bulk/massing, roofline, orientation, setbacks, and site layout.

d. Site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.

e. The Architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.

All we are asking is that you—and staff—ensure that the hillside development policy as laid out in our Municipal Code is followed. It is not enough to try to reduce the massing and scale and visual impacts of a too-large house; the house itself *shall be compatible in size* with its neighbors.

Staff's disregard of the plain language of the Hillside Development Review Policy, which is designed precisely to prevent the kind of mansionization in our hillsides that this project represents, is a chronic problem that has frustrated many residents and resulted in the approval of incompatibly large houses in hillside neighborhoods. This is a perfect case for you to insist on fair application of the protections the Code and this policy afford residents. Staff have already requested a redesign; please ensure that reducing the size is part of that work.

Thank you for your consideration.

Sincerely,

Catherine Jurca

Catherine Jurca, Board Member
Verdugo Woodlands HOA

Ezzati, Vista

From: David Sagherian <david.sagherian@sbcglobal.net>
Sent: Thursday, May 26, 2022 7:19 AM
To: Ezzati, Vista
Subject: Objections to 1766 Cielito design as presented by Demirchian

Follow Up Flag: Follow up
Flag Status: Flagged

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

Vista

Please submit for the record my objections to the 1766 Cielito project. I am currently out of country and will not be able to attend unless I can manage to call in at 2am European time.

Just in case I can't, here are the points I want to make:

My Name is David Sagherian. I have lived at 1770 ciito for 30 years now. Never had a problem with any of my neighbors.

R1R guidelines are clear. Any hillside property development needs to be compatible with the neighborhood!

I am hereby asking why hasn't this project been rejected outright.

How are these drawings even allowed to be submitted?

It does not comply in size, it is 200% bigger than the neighbors.

It does not comply in style. It is modern when every other is ranch.

It is two story when every other one is one story.

It has an underground garage where every other house is attached at the house level.

And on and on...

Please support the cog staff who have found all these, and more !, non conforming conditions.

Do not throw away the guidelines book we all have complied with over decades. We are relying on you to enforce your own guidelines.

Thank you for your vigilance.

David Sagherian. P.E.

[Sent from AT&T Yahoo Mail on Android](#)

Ezzati, Vista

From: Silva Gasparian <silvagasparian@yahoo.com>
Sent: Thursday, May 26, 2022 3:09 PM
To: Ezzati, Vista
Subject: Fwd: 1766 Cielito drive/ design review

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

New corrected version

To Design review board,

My name is Silva Gasparian.
I reside on 1818 Cielito drive, Glendale CA 91207.

I am in opposition to the proposed new construction on 1766 Cielito drive for many reasons and here are few of my objections:

-The design and size of this proposed project is not consistence with the rest of the houses on Cielito drive, which are single story mid century design. All the houses are terraced in such a way that non of their views are blocked. The street has a nice uniform and modest and neighborhood feel to it.(Hence the reason why CC&Rs were implemented to keep the houses on a single level when the area was developed)

-Having to excavate such a large area on a hillside to accommodate a subterranean parking is alarming and dangerous to the stability of the whole hillside and the other homes on it.

Although I believe that everyone is entitled to their dream house..but doing so one should not interfere or reduce other peoples home values or put their homes in danger.

I also have faith in Glendale's design review board that they will propose an alternative single story design that will compliment the neighborhood and pleases the owner of the property.

Sincerely,

Silva Gasparian

PS I would have personally attended to express my concerns but I have been exposed to Covid and unfortunately could not attend.

Begin forwarded message:

From: Silva Gasparian <silvagasparian@yahoo.com>
Date: May 26, 2022 at 2:44:30 PM PDT
To: vezzati@glendaleca.gov
Subject: 1766 Cielito drive/ design review

To Design review board,

My name is Silva Gasparian.

I reside on 1818 Cielito drive, Glendale CA 91207.

I am in opposition to the proposed new construction on 1766 Cielito drive for many reasons and here are few of my objections:

-The design and size of this proposed project is not consistence with the rest of the houses on Cielito drive, which are single story mid century design. All the houses are terraced in such a way that non of their views are blocked. The street has a nice uniform and modest and neighborhood feel to it.(Hence the reason why CC&Rs were implemented to keep the houses on a single level when the area was developed)

-Having to excavate such a large area on a hillside to accommodate a subterranean parking is alarming and dangerous to the stability of the whole hillside and the other homes on it.

Although I believe that everyone is entitled to their dream house..but doing so one should not interfere or reduce other peoples home values or put their homes in danger.

I also have faith in Glendale's design review board that they will propose an alternative single story design that will compliment the neighborhood and Although I believe that everyone is entitled to their dream house..but doing so one should not interfere or reduce other peoples house values in that neighborhood and pleases the owner of the property.

Sincerely,

Silva Gasparian

PS I would have personally attended to express my concerns but I have been exposed to Covid and unfortunately could not attend.

Ezzati, Vista

From: Silva Gasparian <silvagasparian@yahoo.com>
Sent: Thursday, May 26, 2022 2:45 PM
To: Ezzati, Vista
Subject: 1766 Cielito drive/ design review

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Silva Gasparian

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Ezzati, Vista

From: Talar Tejrarian <drtalar@yahoo.com>
Sent: Thursday, May 26, 2022 12:43 AM
To: Ezzati, Vista
Subject: 1766 Cielito

Follow Up Flag: Follow up
Flag Status: Flagged

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 Vista Ezzati,

I am the homeowner of 1751 Cielito Drive. I won't be able to come to the hearing due to medical reasons. Please accept this email as my comment.

I would like to make sure that the hillside design guidelines are respected by the 1766 project. Right now, they are not.

I know these restrictions because I recently remodeled our house. Our architect clearly advised us for the need to be compatible in style, size and form.

The first thing our architect told us is that a second floor will never get accepted by the COG.

1766 fails to pass any of the design guidelines. I am surprised it was even designed as it is.

I also think it is totally incompatible with the neighborhood.

I hope the guidelines will be upheld for 1766 as they have been for other houses on Cielito.

Thank you,
Talar Tejrarian, MD, FACS

[Sent from Yahoo Mail for iPhone](#)

CORIN L. KAHN

ATTORNEY AT LAW

401 WILSHIRE BOULEVARD, 12th Floor
SANTA MONICA, CALIFORNIA, 90401

TELEPHONE: (424) 252-4714

WRITER'S E-MAIL:
CLKESQ@OUTLOOK.COM

OUR FILE NUMBER:

May 26, 2022

VIA HAND DELIVERY and email

VEzzati@Glendaleca.gov

Glendale Design Review Board

Re: AGENDA ITEM 6.b Agenda Item 6b: 1766 Cielito Dr., PDR 2113521

Dear Honorable Chairperson and the Honorable Members of the Committee:

This firm represents the applicant, the family of Dr. Jack Demerchian and respectfully submits this analysis in support of approving the proposal as submitted.

INTRODUCTION

Frank Lloyd Wright, the world-renowned architect and noted site designer, who laid down the fundamentals that provide the foundation for the concept “*design with nature*” followed by all of the greats, taught us never to put a home on the top of a hill. The preferred design that is compatible with nature is to nestle the home into the hillside, to match the house to the site. This is exactly what the architects did in this case

The subdivider set into motion the key facts that distinguish this lot from the others in the neighborhood. The Neighborhood Key provides important facts that City must take into account in evaluating this project via the Hillside Development Reviews Policy GMC 30.11.040, the applicable municipal code, does not allow the City to condition a project based on style

OBJECTIVE FACTS THAT GOVERN ANALYSIS OF THE HILLSIDE DEVELOPMENT REVIEW

The objective facts that drive the design of this house that must be considered in examining are that Cielito Drive;

- 1) The lot is defined by a sharp curving and steeply descending street. This makes it unique. There are no other lots within the neighborhood that even closely resemble the key geographic (site) aspects of it.
- 2) The subdivider created a lot that is 163% the size of the average lot; it is twice as large as three lots (1740 - Touzian, 1751 - Talar Tejirian, 1780 - Kasimian); it is one third larger than the next two largest lot in the neighborhood (1800 - Hosnanian, 1801 - Karachanian);

- 3) There is a sharp disparity in scale (18,110 sq ft. versus 10,620 sq ft.= 175%) between the next largest lot (1800- Hosnanian) and the smallest lot (1780- Kasimian). The lot before you today is 222% larger than the 10,620 sq ft. lot at 1780- Kasimian. It would be totally unreasonable for City to guide its development review based on standards that apply to a lot well less than one-half the size of the one before you tonight

City must take all of these facts and in particular the wild disparities into account in considering whether this house is compatible in terms of size, scale, bulk/massing, and site layout, the only issues under the Hillside Development Reviews Policy that seem to be raised by the opponents.

Let me repeat the issue: ***IS THE PROPOSED HOUSE “COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD IN TERMS SIZE, SCALE, BULK/MASSING, AND SITE LAYOUT”*** That is what is before you tonight.

The City will require facts, not opinion or speculation, or statements that lack support in the evidence to find against this house regarding any of these criteria.

DEFINITION FOR “COMPATIBLE” AND “COMPATIBILITY”

The analysis must begin with the definition of “compatible”

New Oxford American Dictionary:

Compatible |kəmˈpatəbəl| *(of two things) able to exist or occur together without conflict*

Compatibility |kəmˌpatəˈbilitē| *a state in which two things are able to exist or occur together without problems or conflict*

SIZE

There exist several two-story houses located all around the tract. Unfortunately for the aesthetics of the neighborhood, some of them in view of the subject property, sit on top of hillsides and are extremely visible from the neighborhood.

In the meantime, this immediate neighborhood, ie the tract, has already voted to allow 2 houses to be two-stories.

The allowance of a third two-story home does not constitute a change in size. That change occurred beginning in 2003 (Gasparians in 2003 and Jamgotchians in 2018.) Any neighborhood objection on that basis was waived nearly 20 years ago,

2 STORIES IS NOT IN CONFLICT WITH THE NEIGHBORHOOD SIZE AND THEREFORE IS NOT A GROUND TO FIND INCOMPATIBILITY

SCALE - *Architectural scale means the size of a building relative to the buildings or elements around it.*

Scale is a concept that inherently involves context. That is what separates scale from size which is an objective or absolute term.

Right now the footprint of the existing home (13.7) is the second lowest in the neighborhood as stated on the Neighborhood Key (the lowest is 1771 is 12.3)

2 lots have a nearly three times greater footprint at 34 (1780- Kasimian), and 32 (1791 - Simonian) In other words, when considering scale based on footprint, ie the house size relative to the lot size, 2 are nearly three times larger

The footprint of the replacement house is 3055, a 6% reduction in footprint

The total massing of the proposed home 5083 sq ft. (above grade) relative to lot size is an unappreciable difference, a plus 3% over the average massing stated in the Neighborhood Key of 21.8.

5 houses in the Neighborhood Key have a massing index larger than the massing of the proposed house which is 23 (1780- Kasimian, 1791- Simonian, 1740- Touzian, 1751 - Tejirian, 1763 - Abramian)

THE EVIDENCE DOES NOT SUPPORT A FINDING OF INCOMPATIBILITY BASED ON SCALE

MASS - *Massing refers to the structure in three dimensions (form), not just its outline from a single perspective (shape). Massing influences the sense of space which the building encloses, and helps to define both the interior space and the exterior shape of the building. The creation of massing, and changes to it, may be additive (accumulating or repeating masses) or subtractive (creating spaces or voids in a mass by removing parts of it). Massing can also be significantly altered by the materials used for the building's exterior, as transparent, reflective, or layered materials are perceived differently.*

I will defer to the architect to discuss with you the many steps he took to address massing but let's observe a few all of which staff has already approved:

- Fenestration;
- Changing materials that reflect light differently;
- Varied volumes, voids, and set backs; and
- A combination of horizontal and vertical visual features

THERE IS NO EVIDENCE OF INCOMPATIBILITY BASED ON MASS/BULK

SITE LAYOUT

The City's slope standard is not exceeded, therefore, there is no particular mitigation necessary to address the slope

Likewise the amount of proposed grading does not exceed or even come close to the City's threshold for grading

Land Form Grading

Again, it is critical to recall that the lot is defined by a sharply curving and descending street that defines the lot, this dictates much of what must be considered in site layout.

The contours of the slope are not being altered;

The siting and nestling of the house is dictated by and follows the sharply falling and curving street, no other lot has this condition;

The site plan does not contradict any of the several illustrations provided in the Guidelines of what is disallowed— ie filled canyons, change in the grade surrounding the property,

The fill is limited to a relatively small part of the lot that is not a material change to the shape of the slope it works with the slope

The City must consider feasible mitigation of any concern it has regarding any aspect of the house. Landscaping is a critical component of mitigating any adverse impacts of the proposal. The current landscape plan enhances and preserves the slope, the topography, the contours, the landform, ***THERE IS NO EVIDENCE OF INCOMPATIBILITY BASED ON SITE LAYOUT***

STYLE

GMC 30.11.040, the applicable municipal code, does not allow the City to condition a project based on style.

It is unreasonable to demand that new homes be built in the style of 1960s ranch homes.

VISUAL IMPACTS

Again, the Glendale code does not allow the City to condition a project based on visual impact.

The analysis must begin with the proposal which is to replace a house with a different house. The existing house is visible from the street, whereas the proposal is to replace that highly visible house with a much less visible house that is screen from the street by the careful site location, preservation of the hillside contours, landscaping, and nestling the house into the curving and sharply descending street that creates the lot

A set of story poles has been established to demonstrate there is no visual impact

Does City require that the house is unseen? Of course not. The landscape plan does much to enhance the visual aspects of the proposal.

There is no evidence of a privacy issue between the proposed house and adjacent homes.

I appreciate the opportunity to address this matter.

Respectfully submitted,

(SIGNED)

Corin L. Kahn

cc. clients

Ezzati, Vista

From: Zemaitaitis, Vilia
Sent: Friday, May 27, 2022 9:48 AM
To: Platt, Jay; Ezzati, Vista
Subject: FW: DRB Item #6(b) - 1766 Cielito Drive DRB Case #2113521
Attachments: 1766 Cielito Dr Glendale-REV.pdf

Comments from TGHS regarding the Cielito project.

From: john.schwab-sims@glendalehistorical.org <john.schwab-sims@glendalehistorical.org>
Sent: Thursday, May 26, 2022 4:41 PM
To: Zemaitaitis, Vilia <VZemaitaitis@Glendaleca.gov>; Design Review Board <DesignReviewBoard@Glendaleca.gov>
Cc: Francesca Smith <Smith-zzz@sbcglobal.net>
Subject: DRB Item #6(b) - 1766 Cielito Drive DRB Case #2113521

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. Zemaitaitis & DRB members,

TGHS thanks the DRB for the opportunity to comment.

We respectfully disagree with the consultant's evaluation of the property at 1766 Cielito Drive. Our qualified expert finds it eligible for the Glendale Register under both associative and design criteria (A and C). We note that this consultant consistently has found every property they have evaluated in Glendale to be ineligible for any designation, and the TGHS has challenged their findings in each case.

We ask that the City treat this property as a historical resource as defined in CEQA, consequently it would not be exempt from CEQA protections.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # UPDATE
HRI #
Trinomial
NRHP Status Code 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

Resource name(s) or number (assigned by recorder): Bistagne Residence

P1. Other Identifier: 1766 Cielito Drive

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles

*b. USGS 7.5' Quad

Date:

*c. Address 1766 Cielito Drive

City Glendale

Zip 91207

*d. UTM: Zone: ;

mE/

mN (G.P.S.)

*e. Other Locational Data: Assessor's Identification Number 5648-029-015

***P3a. Description:**

The subject property contains a large, single story, Mid-Century Modern style, late Ranch subtype residence configured in a boomerang shape. Exterior walls are clad in sand-finished stucco and natural stone. The low sloping, overhanging hipped roof is finished in crushed beige rock in large (fist) to small (pea) sizes. The rock roof creates varying light reflection and shadow patterns. The façade is three bays wide and notably, has a convex and concave, curved front roof overhang. The deep stucco eaves are boxed and have integral gutters with canted fascia, in keeping with the style. The asymmetrical facade is horizontally oriented. There is a painted, very simple, wide garage door. The garage is flanked by deeply textured natural stone walls on each side, in various colors, sizes and shapes, laid up random. An off-center, one bay deep, recessed entrance has one straight and one wide, curved side wall. The full-height curved wall is a sweeping radiused corner with a bay of windows beyond that wraps around the southeast corner. Inboard of the curved wall, on the roof, a lower curved screen wall in a tighter radius reinforces the character-defining, organic masonry base wall concept and very specific curving geometry. The stone forms subtly punctuate the overall horizontal orientation and appear to pierce the roof plane in a reductive form. A wide, pebble-finished two-tone driveway with a low curb is set into the hillside by a stepped retaining wall and reinforces the radius curved, and irregular design theme. The residence, cantilevered pool deck, driveway have broad views of the foothills and city below.

The rear of the residence is primarily a continuous, wide band of floor-to-ceiling windows which take advantage of the sweeping views and wrap around the southeast side. Slim, nearly unnoticeable columns support the roof in various locations. Two stepped-out, radius curved bays with full-height and punched windows face the nearly rectangular swimming pool set into a cantilevered, pebbled deck.

Continued, see page 3

*P3b. Resource Attributes: (list attributes and codes) HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



*P5b. Photo: (view and date)
View northeast 2022

1961, Building Permit

*P7. Owner and Address:

*P8. Recorded by:
F. Smith for The Glendale
Historical Society
PO Box 4173
Glendale CA 91202

*P9. Date Recorded:
May 25, 2022

*P10. Survey Type: Intensive

*P11. Report Citation:

Evaluation of Historic Significance for 1766 Cielito Drive, Glendale. 2022.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S3

*Resource Name or # Bistagne Residence

B1. Historic name: Wanda & Thomas Bistagne Residence

B2. Common name: 1766 Cielito Drive

B3. Original Use: single-family residential B4. Present use: same

*B5. Architectural Style: Mid-Century Modern, late Ranch subtype

*B6. Construction History: Completed in 1961 (Building Permit). Swimming pool and cantilevered deck completed in 1961. Front door and some rear windows replaced. Metal picket fence at driveway outer edge (dates unknown).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: G.E. Brask for R. L. Earl & Associates

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The subject property residence was constructed in 1961 by Wanda and Thomas Bistagne. Their general contractor was George E. Brask, who lived nearby. Brask was born in 1893 in Minnesota, died in 1976 and is interred at Forest Lawn in Glendale (People Legacy 2022). No architect is listed on the original building permit, but the property is nonetheless a high style example of the Mid-Century Modern type and of the late Ranch subtype, all of which are increasing rare in the community.

Tom or "Toss" Bistagne (1920-2007) was a native Glendelian who, with brother George, established the Bistagne Brothers Body Shop in a rented garage in 1946. In 1948, they purchased a property at the same intersection where their first small shop was and have remained at that location (Photograph 1, page 3). Their well-known business was extremely successful and was featured in numerous automotive periodicals (Bistagne Brothers Body Shop 2022). Tom's first custom car in the 1940s was painted a deep maroon; his show cars always bore the rich, distinctive color. The shop originally customized cars, including engines, in the 1950s and 1960s but they focused on body work and paint. Their shop became associated with The Road Kings, a thriving car and drag racing club in Burbank that was and is known for their meticulous paint work (Custom Car Chronicles 2022). The Bistagne business was closely associated with Southern California post-war car culture that deeply affected American society. It is considered "one of the shops that shaped the history of the Custom Car" (ibid). The second and third generations remain active in the family business.



Figure 1: Original business card for Bistagne Bros. at 1411 E. Chevy Chase, estimated 1946 or 1947. Source: Custom Car Chronicles, 2022.

(See Continuation Sheet, page 3)

*B12. References:

Refer to page 4

B13. Remarks: none

*B14. Evaluator

*Date of Evaluation:

Sketch Map subject property in red, no scale ↑ N



CONTINUATION SHEET

Trinomial#

Page 3 of 4

*Resource Name or # (Assigned by recorder) Property 2

*Recorded by: F. Smith

*Date: May 25, 2022

☒ Continuation

☒ Update

***P3a. Description:** Continued from page 2

The pool, like the residence and its driveway has a wide, curved corner which further emphasizes the property's carefully expressed radius curved geometry. Known alterations include replacement of the recessed entrance door and a few windows on the south (date unknown). The subject property is an irregularly shaped parcel with a graded, roughly triangular pad, landscaped, terraced slopes and sheer rock faces on the southeast side. It is located on a dramatic curving road among other single-story residence that date from the same era.

***B10. Significance:** Continued from page 2

The Bistagne Bros. Body Shop was not found to be National California Register or locally eligible in the 2018 South Glendale Survey.



Photograph 1: Bistagne Brothers Body Shop, 1400 E. Chevy Chase Bl. circa 1950s. Source: *Making Painting Pay*, Acme Paints, Vol. 6, No. 2, 1950s.

Tom Bistagne was very active in civic groups beginning with Glendale Junior Chamber of Commerce. Mr. Bistagne later served on the board of directors of Verdugo Mental Health, and "was instrumental in finding property" for the "the Glen Roberts Child Study Center, a Glendale community mental health center..." (Amirkhanian 2007). Bistagne with his wife, Wanda, were active local philanthropists who were honored as "Couple of the Year" by the Glendale Chamber in 2000. The Bistagnes were considered "major supporters" of his alma mater, Glendale Community College. He was "instrumental in raising the funds for one of the labs of the Cimmarusti Science Center" and with his wife supported the athletic Walk of Fame and the Patron's Scholarship Program for low-income students (ibid). Wanda Bistagne 1921-2019) was further the involved in community at Holy Family and Incarnation Parishes, St Joseph's Hospital Guild, Oakmont League Club, Cabrini Literary Guild, Glendale Kiwanis and Verdugo Mental Health Center. Mrs. Bistagne was an R.N. who studied at Duquesne University in her native Pittsburgh. She received the 1991 *Glendale-News Press* "Woman of Achievement" award, sponsored by Verdugo Mental Health Center for making the Glen Roberts Child Study Center possible. With her family she earned the "Reaching for the Stars" award for Philanthropists of Distinction at the Glendale Community College 90th Anniversary Celebration (*Los Angeles Times* 2019). Mr. and Mrs. Bistagne made a lasting impression in Glendale and its future including mental health and educational facilities. They significantly contributed to the history of the city.

CONTINUATION SHEET

Trinomial#

Page 4 of 4

*Resource Name or # (Assigned by recorder) Property 2

*Recorded by: F. Smith

*Date: May 25, 2022

☒ Continuation

☐ Update

***B10. Significance:** Continued from page 2

The property exhibits nearly all of the character-defining features of the Mid-Century style set forth in the only clear local guidance on the subject, "South Glendale Historic Context Statement" including its one-story height; the horizontal massing; its simple geometric forms; the low-pitched gable roof with wide overhanging eaves; the unadorned stucco wall surfaces with natural stone used as exterior wall panels and accent materials; flush-mounted metal frame fixed windows and sliding doors; exterior deck patios; restrained exterior decorative detailing and the expressionistic/organic subtype sculptural forms and geometric shaped roof (Glendale 2018). As described in the "South Glendale Historic Context Statement" the Mid-Century Modern design was clearly "characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans" (2018). As described in "Glendale's Residential Character" the Ranch subtype and the Mid-Century Modern style "both took advantage of large suburban parcels to create new low-lying, linear house forms... [They] emphasized geometric forms and textures. Both styles, however, were usually a single story, accommodated a two-car garage into the design, and celebrated outdoor living (Glendale no date).

The property was recently evaluated for historic significance by a consultant who mistakenly applied the City of Los Angeles' registration criteria, failed to consider the achievements of Tom and Wanda Bistagne and found it not eligible for any historic designation (Kaplan Chen Kaplan 2022). It should be noted that the same private consultants have never found a property in Glendale to be locally eligible and the results of their flawed evaluations have consistently been challenged by The Glendale Historical Society. Those previous evaluations were for 540, 607, 610 and 633 N. Central, 204 W. Wilson, 3901 San Fernando (estimated 2013) and 512 West Doran (2014, overridden by City of Glendale staff).

The subject property retains integrity to its original appearance despite the few minor additions described. It is clearly recognizable to its distinctive 1961 design, its hillside location, the primary stone and stucco materials, the plaster workers, stone masons and roofers' workmanship, its dramatic landscaped immediate and larger setting, the property's indoor-outdoor 1960s Mid-Century Modern feeling and the direct association with its original automobile industry owners who built it to reflect their taste. The house, its curved driveway, unique pool and cantilevered deck was the place of residence where the well-known philanthropists lived and entertained.

The property is eligible for listing in the Glendale Register of Historic Resources because it is directly associated with Tom and Wanda Bistagne, who significantly contributed magnanimously of their time and other resources to the history of the city. The subject property retains historic integrity (Criterion B). The property further embodies the distinctive and exemplary characteristics of the Mid-Century Modern architectural style, the late Ranch architectural type, and retains historic integrity to its appearance. (Ord. 5949 § 6, 2020; Ord. 5784 § 7, 2012; Ord. 5347 § 7, 2003; Ord. 5110 § 12, 1996; prior code § 21-02).

***B12. References:** Continued from page 2

Amirkhanian, Ani. "Obituary" *Glendale News-Press*. November 28, 2007.

Bistagne Brothers Body Shop. "Our History" 2022 at <https://www.bistagnebros.com/history/>.

Custom Car Chronicle. Bistagne Brothers 2022 at <https://www.customcarchronicle.com/cc-builders/bistagne-bros/bistagne-bros-auto-shop/>.

Glendale, City of. Various building permits.

Glendale, City of. "Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts" no date.

Glendale, City of. "South Glendale Historic Context Statements" 2018.

Kaplan Chen Kaplan. "1766 Cielito Drive Glendale, California Historic Resource Evaluation" 2022.

"Wanda Anna Bistagne" *Los Angeles Times* June 5, 2019.

1766 Cielito Drive

PDR 2113521-B

**COMMENTS RECEIVED AFTER 5PM FOR
MAY 26, 2022 DRB HEARING**

Ezzati, Vista

From: Eric Abramian <ericabramian@gmail.com>
Sent: Thursday, May 26, 2022 5:39 PM
To: Ezzati, Vista
Subject: Opposition to Proposed Plan at 1766 Cielito Drive

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,

My name is Eric Abramian and I've been living on Cielito Dr since the day I was born, now I am 27 years old, working as a lawyer in the field of entertainment law.

As a lifetime member of our community, invested in its future for generations to come, I urge the DRB and COG to consider the long term value in rejecting the proposed plan at 1766 Cielito.

Each of the property owners in our community have chosen amongst hundreds of neighborhoods in our county to invest in Cielito as a place to call home. We've all complied with the codes that have governed the appropriate sizes, shapes, and heights of our homes, respectfully preserving the aesthetics of our street while enjoying the perks of living in what is arguably Glendale's most luxurious hillside community.

I'm very blessed to have grown up on this street, but I'm not ignorant of the fact that being able to acquire a property in this neighborhood requires a lot of hard work, and financial stability. We're a community of highly accomplished and educated people and we pride ourselves on following the rules, and we welcome with open arms those who do the same.

I love seeing new designs being implemented on Cielito and having our street keep up with the times by implementing modern mid-century aesthetics in our neighborhood. But we simply don't have the space for this proposed colossal 5,300 square foot home in the middle of our street, where neighboring homes average 2,500 square feet. This would simply make the street feel crowded, uncomfortable, and unbreathable. However, we can get creative and imitate these modern concepts on a smaller scale that is both in compliance with the codes and respectful to our neighbors.

Thank you,

Eric Abramian