

Case No. PDR2210249

Date 12/21/2022

Submit 3 copies of this application, along with the required fee, to:

Permit Services Center (PSC), 633 East Broadway, Rm. 101, Glendale, California, 91206 (Monday thru Friday, 7:00 am to 12:00 pm);

Or to:

Community Development Department (CDD), 633 East Broadway, Rm 103, Glendale, California, 91206 (Monday thru Friday, 12:00 pm to 5 p.m.).

For more information please call the PSC at 818.548.3200, or the Planning Division at 818.548.2115.

Please complete (PRINT or TYPE) the following information:

PART 1 – NOTICE TO APPELLANT (please read carefully)

A. This form must be prepared, and 3 copies filed, within 15 days of the date of the decision being appealed.

B. Every question must be answered.

C. If a question does not apply, you must answer "does not apply" or words to that effect.

D. Failure to properly fill out this notice or failure to make a sufficient statement of a case in this notice, even if in fact you have valid and sound grounds for appeal, may cause your appeal to be dismissed forthwith.

E. Attach additional pages for long answers.

F. Prior to completing this form, read the Glendale Municipal Code, Title 2, Chapter 2.88 Uniform Appeal Procedure on the City's webpage at www.ci.glendale.ca.us/gmc/2.88.asp

PART 2 – APPELLANT INFORMATION

A. Clint Feddersen cfeddersen@usa.net
First Name Last Name Email Address

B. 3953 Karen Lynn Dr., Glendale, CA 91206 (818)334-9544
Street Address City State Zip Code Area Code - Phone Number

PART 3 – APPEAL BACKGROUND INFORMATION

A. State the name or title of the board, commission or officer from which this appeal is taken Design Review Board

B. Were you given written notice of the action, ruling or determination? Yes No
 If "Yes," attach a copy of the written notice and write the date you received it here Does not apply
 If "No," give the following information concerning your receipt of notice of the action, ruling or determination.
 Date 12/21/2022 Time 7:00 a.m. Location 3953 Karen Lynn Dr., Glendale, CA 91206 Manner Looked up decision at city website

C. State generally what kind of permit, variance, ruling, determination or other action was the basis for the decision from which the appeal is taken The decision from which appeal is taken is the December 8, 2022 approval with conditions of a project at 3967 San Augustine Dr., Case No. PDR 2210249, by the Design Review Board.

D. State the specific permission or relief that was originally sought from the board, commission, or officer The Design Review Board was requested to approve the construction of a new two-story, 4,872 square foot single family residence and attached 699 square-foot three-car garage, with demolition of the existing 2,123 square foot single family house with attached two-car garage

E. Were you the party seeking the relief that was originally sought? Yes No
 If "No," how are you involved with the permit, variance, ruling, determination, or other action referred to above? I am an owner of the adjoining property, and believe the project constitutes a public nuisance for the reasons set forth in my letter of December 5, 2022 to the Design Review Board.

F. Does this matter involve real property? Yes No
 If "Yes," give the address, or describe the real property affected 3953 Karen Lynn Dr., Glendale, CA 91206

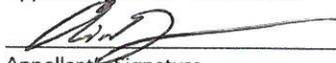
PART 4 – STATEMENT OF ERROR

- A. Do you contend that there was a violation of a specific provision of law, which forms the basis for this appeal? Yes No If "Yes", state each specific provision of law that you contend was violated: Due process requirements under the Ralph M. Brown Act, California Government Code § 54954.3, because the Board was aware that appellant had to leave the meeting to go to the airport, but did not call appellant until last and did not address the points made in writing in appellant's letter of December 5, 2022 to the Design Review Board.
- B. Do you contend that the board, commission or officer exceeded its authority by virtue of any of the provisions of law given in answer "A"? Yes No If "Yes", state which provisions, and state specifically each act that was in excess of authority: Government Code § 54954.3 requires the Design Review Board to provide a meaningful opportunity to be heard, and appellant was deprived of the opportunity to be heard verbally and his previously-submitted written comments were never acknowledged at the meeting.
- C. Do you contend that the board, commission or officer failed to fulfill a mandatory duty by any provision of law given in answer "A"? Yes No If "Yes", state which provision, and the specific duty that it failed to exercise: The Design Review Board has a duty to actually hear and consider public comment, in accordance with the provisions of the Ralph M. Brown Act in Government Code § 54954.3.
- D. Do you contend that the board, commission or officer refused to hear or consider certain facts before rendering its decision? Yes No If "Yes", state each such fact, and for each fact, state how it should have changed the act, determination or ruling:
The three points made in my letter of December 5, 2022 were never addressed: (1) ensuring the design did not pose a threat to the hillside, consisting of a crumbling, sheer cliff in close proximity to the project; (2) protecting the privacy of adjoining neighbors to the west (with photos submitted showing the massive profile of the project from next door), and (3) inconsistency with the Glendale neighborhood.
- E. Do you contend that the evidence before the board, commission or officer was insufficient or inadequate to support its action, determination or ruling or any specific finding in support thereof? Yes No If "Yes", state what evidence was necessary, but lacking: A study of the adjoining hillside should have been required as a condition of approval. The photographs submitted with my December 5, 2022 letter should have been considered with respect to the privacy issue and also the proximity of Glendale, but not La Canada, neighbors.
- F. Do you contend that you have new evidence of material facts not previously presented, which if considered should change the act, determination or ruling? Yes No If "Yes", state each new material fact not previously presented to the board, commission or officer. For each fact, state why it was not available, or with the exercise of reasonable diligence could not have been discovered and previously presented by the appellant: Does not apply

Statement of additional facts related to the appeal: The Design Review Board did not consider the points and photographs in my letter of December 5, 2022, attached, and did not invite me to speak until after I had left the meeting. When I got to my car and attempted to participate by telephone, I was told that it was too late, because the record was being closed at that moment. No one addressed my three points: (1) the adjoining cliff, (2) massiveness and loss of privacy from the perspective of our property, and (3) lack of fit with the Glendale, not La Canada, neighborhood.
The foregoing statements, contained in PARTS 2, 3 and 4 above, are true and correct to the best of my knowledge and belief.

Clint Feddersen

Appellant's Name - Please Print


Appellant's Signature

12/21/2022
Date Signed

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

Clint and Natasha Feddersen
3953 Karen Lynn Drive
Glendale, CA 91206

(818) 334-9544

cfeddersen@usa.net

December 5, 2022

Roger Kiesel, AICP
Senior Planner
City of Glendale
613 E. Broadway
Glendale, CA 91206

By mail and email to rkiesel@glendaleca.gov

Re: 3967 San Augustine Drive
DRB Case Number PDR 2210249

Dear Mr. Kiesel:

We have been living at 3953 Karen Lynn Drive in Glendale for more than 21 years, in a neighborhood that provides us with a peaceful, quiet, and private respite from our public service jobs as a state workers' compensation judge and county eligibility worker. At the upper corner of San Augustine Drive and Karen Lynn Drive, we are surrounded by a community of single-story houses of approximately 2,000 square feet each that blend into the hillside. Over the hill, and out of our view, are much larger houses outside of Glendale, in La Canada.

We have several concerns that appear to have been overlooked in the Design Review Staff Report and materials submitted for the consideration of the Design Review Board. We may have difficulty attending the December 8, 2022 meeting at 5:00 p.m., due to our work schedules that day and a planned flight that evening to attend our nephew's wedding in another state, but we will make every effort to be there. However, if for any reason we are unable to attend, please ensure that each of the following is carefully considered by the Board and a record made of these issues:

1. **Possible damage to our property:** There is a sheer drop at the property line. Attached as Exhibit 1 is a photo, in which you can see the crumbling hillside directly underneath the fence of 3967 San Augustine Drive. The story poles of the proposed new dwelling can also be seen in the photo. We are concerned that the proposed construction of both a two-story dwelling and a three-car garage so close to the edge of this cliff will add weight and stress to the hillside, damaging our property.

2. **Loss of privacy:** The current structure is mostly concealed by foliage, but the proposed construction will loom over and dominate our backyard and pool area. Attached as Exhibit 2 is the view from our kitchen table, with the story poles indicating where the proposed new construction will be. Additionally, based on the proposed plans, it looks like a balcony of over 25 square feet will be aimed directly at our property, robbing us of any privacy in our backyard and decreasing the value of our property.

3. **Visibility and incompatibility with neighborhood:** The proposed structure is completely out of proportion with anything in its Glendale neighborhood. The only two-story houses within a 500-foot radius are in La Canada, not Glendale. The only houses over 2,787 square feet within that radius are also in La Canada, not Glendale. The percentage of lot space that would be covered by the proposed 4,872-foot dwelling is approximately one and a half to three times more than that of any other Glendale property within a 500-foot radius. The proposed construction rejects the aesthetics of a mostly uniform neighborhood of subtle, one-story structures that has existed for half a century to create a tower that might be similar to some mansions in La Canada, but which would be incompatible with and hover over our home and our Glendale neighborhood. The photo attached as Exhibit 3 shows that even at the lowest point across the street from our house, the new construction will be visible directly over our roof and reduce the otherwise perfect curb appeal of our house that we have enjoyed for more than two decades.

We do not want to deprive our neighbors of the opportunity to improve their property, but we would like to see a proposed design that takes into account the condition of the adjacent hillside, our privacy, and the impact on the appearance of the neighborhood. The current proposal appears to completely disregard the impact on us and our other neighbors. We believe this kind of situation is precisely why we have a Design Review Board, and we hope that our concerns will be heard and that the proposed new construction at 3967 San Augustine Drive, DRB Case Number PDR 2210249, will not be approved.

Sincerely,



Clint Feddersen



Natasha Feddersen

Enclosures: Exhibits 1-3 (Attached Photographs)

Exhibit 1

View looking up from 3953 Karen Lynn Drive to 3967 San Augustine Drive



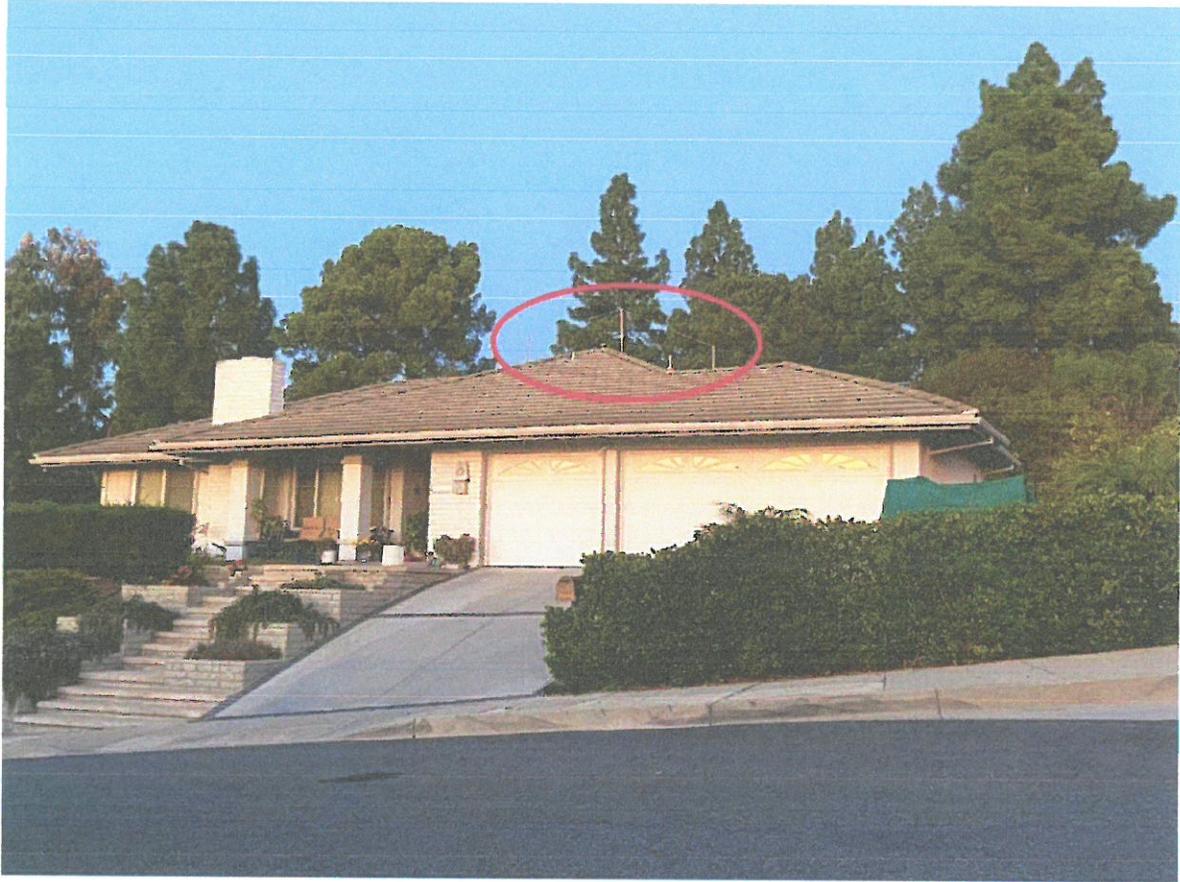
Exhibit 2

View of story poles in backyard of 3953 Karen Lynn Dr.



Exhibit 3

View of story poles over curbside view of 3953 Karen Lyn Dr.



Proof of Service by Mail

I declare that:

I am (resident of / ~~employed in~~) the county of Los Angeles, California.

I am over the age of eighteen years, my (~~business~~ / residence) address is:

3953 Karen Lynn Dr.,
Glendale, CA 91206

On 12/21/2022, I served the attached Appeal of 12/21/2022 and letter of 12/2022 on the parties listed below in said case, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully paid, in the United States mail at Glendale, California addressed as follows:

Armen Tutundzhyan
3967 San Augustine Dr.,
Glendale, CA 91206

(Respondent)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed on

(date) 12/21/2022, at Glendale, California.

Type or print name Valentina Chicherina

Signature 