

MOTION

Moved by Council Member _____ and seconded by Council Member _____ that upon review and consideration of all documents, materials, exhibits and testimony relative to Design Review Case No. PDR 1709694-C, located at 910 Laird Drive, and after having conducted a public hearing, and receiving public testimony, the City Council of the City of Glendale, California, based upon all of the evidence in the record, hereby reverses the Design Review Board's denial decision and **APPROVES** the Design Review Case. In approving the Design Review Case, the Council finds that it is consistent with the Comprehensive Design Guidelines and Hillside Design Guidelines as follows:

Site Planning: The proposed site planning is appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The garage was relocated to the existing unpaved driveway (elevation 775.5'), which will prevent future vehicular use along the remainder of the unpaved driveway, addressing the Board's concern.
- All indigenous trees will remain and all potential impacts will be mitigated to the satisfaction of the Urban Forester.
- The grading for the current project involves 1,240 CY of cut and 137 CY of fill (including previously unpermitted grading) to allow the house to be constructed into the hillside thereby reducing the massing of the building and appropriately addressing the topography of the lot.
- About 91 percent of the hillside lot will be left ungraded. In addition, the previous unpermitted graded Chevy Chase driveway will be partially filled and landscaped with native vegetation.

Mass and Scale: The proposed mass and scale are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The size of the house was reduced from 3,496 square feet to 3,275 square feet.
- The overall mass and scale of the residence were adjusted from the previous design to better address the Hillside Design Guidelines; the majority of the house is two-stories, with only a small portion over the garage being three-stories. Additionally, the garage relocation reduces the three-story appearance.
- The building volumes are broken with the front entry providing a focal point (relocated further down the hill) and the second story volume setback from the first story.

- The front balconies and various hipped roof forms create an interesting roofline that breaks up the overall massing.
- As evident in the submitted cross-section drawings (Sheet A8.0), the height and massing of the proposed residence appropriately fits within its hillside context and the goals of the Hillside Design Guidelines.

Building Design and Detailing: The proposed building design and detailing are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The proposed Spanish-style residence is appropriate for the neighborhood context and is compatible with the various designs of the surrounding houses.
- The project features high quality materials, including smooth stucco (sand finish) walls, mission roof tiles, wood clad windows (in chocolate bronze), wood doors and garage door, wood corbels, metal railing, decorative driveway entry and split-face block retaining walls (Harvest color). The materials and colors are generally appropriate for the chosen style and are complementary to the neighborhood.
- The windows are recessed with wood trim and sills with an exterior divided light pattern at the top. Such design is appropriate to the style.

Vote as follows:

Ayes:

Noes:

Absent:

Abstain: