

MOTION

Moved by Council Member _____, seconded by Council Member _____, that upon review and consideration of all documents, materials and exhibits relative to the appeal of the Design Review Board's (DRB) approval of Design Review Board Case No. PDR 20004770, located at 1248 Corona Drive (the "Design Review Case"), and after having conducted a public hearing on the appeal on December 8, 2020 pursuant to the Glendale Municipal Code, 1995 ("GMC"), and receiving testimony, the Council of the City of Glendale, California, based upon all of the evidence in the record, hereby **SUSTAINS** the Design Review Board's decision to **APPROVE** the Design Review Case based on the findings and conclusions set forth in the December 8, 2020 Report to Council from the Director of Community Development, including any attachments thereto.

FINDINGS

In approving the Design Review Case, the Council hereby makes the following findings:

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

- The two-story dwelling will be built into the upsloping terrain, which will allow the building mass to be pushed into the hillside.
- The setbacks and driveway configurations for the building are considerate of the prevailing neighborhood pattern and will comply with code standards.
- The landscape design will complement the site design and provide a natural look to the hillside with a variety of California-friendly shrubs and trees. The overall landscape design will help blend the building into the natural hillside.

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

- The two-story dwelling will be built into the upslope side of the property to reduce the appearance of a monumental structure. The building's first level will be set back 15 feet from Corona Drive and the building's second level will be set back

an additional three to five feet further to allow the building's profile to terrace with the hillside.

- The design of the dwelling is well articulated with multiple breaks and designed separate volumes further breaking up the mass of the building.
- The flat roof design is appropriate to the scale and proportions of the building. The roof line varies in height complementing the contemporary design of the new dwelling.

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

- The immediate neighborhood is comprised of a variety of simply styled single-family dwellings. The proposed Contemporary style of the dwelling is well designed and appropriate to the neighborhood context.
- The dwelling's finish materials include smooth stucco, vertical wooden rainscreen siding (Ipe wood), and a stainless steel railing system. These will provide an appropriate variety of textures and color that will enhance the design.
- The windows and doors coordinate well with the design of the building. A combination of recessed aluminum-clad wood windows and aluminum framed storefront windows will be placed throughout the dwelling.

Conditions of Approval

The Council's approval of the Design Review Case is subject to the following conditions:

1. In lieu of the hydroseed landscaping proposed at the southern portion of the lot, a mix of California-friendly groundcovers and shrubs shall be incorporated with the landscaped design.
2. To further enhance the texture and reinforce the design of the front facade, in lieu of stucco, additional siding material (such as vertical wood or metal panel) should be applied at the volume adjacent to the building's front entry, as well as at the master bedroom's bathroom at the upper level.
3. That a consistent roof pitch should be used at the shed and butterfly roof forms.

Vote as follows:

Ayes:

Noes:

Absent:

Abstain: