

MOTION

Moved by Council Member _____, seconded by Council Member _____, that upon review and consideration of all documents, materials, exhibits and testimony relative to the appeal of the Design Review Board approval with conditions of Design Review Case No. PDR2105697, located at 420 Nesmuth Road (the "Design Review Case"), and after having conducted a public hearing on the appeal on September 27, 2022, pursuant to the Glendale Municipal Code, 1995 ("GMC"), and receiving testimony, the City 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 September 27, 2022, 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 proposed 3-story house follows the topography of the site, which slopes upward sharply from the street frontage.
- New retaining walls (split face concrete blocks) at the sides and rear of the new house will help to minimize landform alterations and keep almost 48 percent of the existing site as ungraded open space. The new retaining walls meet Zoning Code requirements.

- New drought-tolerant landscape is complementary to the building design. Landscaping is proposed along the retaining walls, facing neighboring properties to reduce visual impacts.
- The design and location of the attached garage and driveway (with decorative pavers) are compatible with the primary structure.

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 new 3-story house with the overall height of 34'-6" presents appropriate proportions and transitions in mass and scale.
- The new design follows the Hillside Design Guidelines because it is built into the up-sloped lot and creates appropriate articulations following the natural terrace.
- The hipped roofs reinforce the design concept and are appropriate to the context.
- However, a condition of approval is added to replace the front facing hipped roof with a gabled roof at the left side (north) of the front façade (second floor) to better reinforce the architectural style and design concept.

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 project's architectural details and colors including stone veneer, smooth stucco finish, two-piece roof tiles, roof eave details, trim and exposed beams, windows and exterior doors, railings, light fixtures, and front staircase are consistent and reinforce the project's Spanish Colonial Revival design concept. However, for better design consistency, a condition of approval is added to replace the French doors at the south side of the front façade (in the area above the entry and bedroom #3) with windows that are reduced in height and width to express a hierarchy of window sizes.
- The entryway is well integrated into the overall design.
- The new three-story house will not create a privacy issue because the project's balcony and a small window of the living room at the second floor will not

overlook the adjacent neighboring property to the east. A majority of the neighborhood consists of vacant lots.

- The new windows (weathered brown wood clad windows) are recessed within walls with sills and represent the project's architectural style with an appropriate combination of hung, fixed, and casement windows.

CONDITIONS OF APPROVAL

1. Obtain required permits from Urban Forestry to protect the street tree and the oak tree on the site; and update the landscape plan to include the protected trees.
2. Replace the front facing hipped roof with a gabled roof at the left side (north) of the front façade (second floor).
3. Replace the French doors at the south side of the front façade (in the area above the entry and bedroom #3) with windows that are reduced in height and width to express a hierarchy of window sizes.

Vote as follows:

Ayes:

Noes:

Absent:

Abstain: