

## **MOTION**

Moved by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, that upon review and consideration of all documents, materials, exhibits and testimony relative to Design Review Board Case No. PDR 2002198, located at 3035 Edgewick Road (the "Design Review Case"), and after having conducted a public hearing on November 15, 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 Board Case based on the design presented in the revised plans (Exhibit 3 to the Report to Council dated November 15, 2022), which address the Board's conditions of approval.

In sustaining the Design Review Board's decision and approving the Design Review Case, the Council makes the following findings:

### **Site Planning:**

- The building's location considers the site's topography and its profile reflects the topography and uphill slope condition.
- The proposed street front and interior setbacks at the front, sides and rear of the property complies with the Zoning Code and is consistent with the neighborhood.
- The garage at the front is consistent with the neighborhood pattern, and accessible from the new driveway. Low garden walls with planting are featured adjacent to the driveway and earth-toned concrete in deep-scored pattern is proposed to help soften the appearance from the street.
- An effort has been made to reduce or eliminate retaining walls at the front and walls on the sides and rear of the property, unless required to comply with the Building Code. The proposed stone cladding on the retaining/planter wall at the front street facing walls is appropriate to the site and complements the design of the house, and the angelus goldenrod burnished finish for the side and rear walls appropriately blends with the hillside.

### **Mass and Scale**

- The home's mass and scale follows the topography, relates better to surrounding context and provides appropriate massing concept, properly fitting into the neighborhood and in compliance with hillside development guidelines.
- The project is broken up into various forms and volumes, and designed to follow the site's uphill sloping topography. In this way, the building provides appropriate massing relief, especially along the street front where there is 79.65 linear feet of

street frontage. The massing is broken up visually separating the garage at the lower level from the residential floors above. Also, the building is appropriately articulated through recessed building forms, breaks in roof and wall planes, window patterning, cladding materials and horizontal planes of roof overhangs and balconies. This helps to articulate the facade, and minimize a boxy outline as recommended by the Guidelines.

- The proposed material palette of stucco, stone cladding and transparent treatment, along with the color palette, helps to reinforce the reading of different volumes and articulates the building to be consistent with the neighborhood pattern.
- The contemporary style of the flat roof design is appropriate to the site, overall design, and neighborhood context.
- The street facing façade of the building is composed of staggered and setback building forms. The garage is proposed on the lower level, nestled into the hillside, and the two upper residential floors are proposed further up the hill, away from the garage and the street. The separation between the garage and the residential floors provides appropriate massing relief and the proposed planting above the garage helps soften the building's mass and scale as viewed from the street. Also, the staggered configuration of these volumes and associated detailing creates interest and articulates the building facade, thereby reinforcing the building's design.
- The project's staggered volumes and the varied roofline are the predominant features of the design. Overall, the building's massing is well-articulated by using various techniques, such as rhythm and variety of forms, recesses, and use of colors and materials to accentuate building elements as suggested by the Design Guidelines.

#### Design and Detailing

- The proposed contemporary architectural style of the house is appropriate to the site and the neighborhood. The design of the building includes an emphasis on rectangular shapes and voids, flat rooflines, crisp lines, appropriate materials and finishes, and transparent elements, which are consistently applied and complementary to the style of the building.
- The combination of colors and cladding materials are complementary to the contemporary style of the home. The proposed stone cladding, smooth-finish stucco, cable railing, and dark anodized aluminum windows help reinforce the overall contemporary building design. The project's color palette focuses on shades of gray color plaster and stone cladding, and dark window frames, which appropriately complement the design and the neighborhood. Also, stone clad retaining/planters at the front of the house appropriately recall the stone on the house, enhance the design and blend well with the site and neutral colors of other homes in the neighborhood.
- The main entry to the house is modestly scaled, and appropriately integrates with the house.
- The proposed dark anodized aluminum windows are appropriate to the design of the building and the neighborhood in terms of their material, operation, installation except for the solar gray tint glass.

Adopted this 15<sup>th</sup> day of November, 2022.

VOTE

Ayes:

Noes:

Absent:

Abstain: