



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 27, 2022 **DRB Case No.** PDR 1918581

Address 1226 Vista Court

Applicant Sean Briski

Project Summary:

To construct a new, two-story, 1,976 sq.ft. single-family house with a 535 sq.ft. attached two-car garage on a 6,143 sq.ft. interior lot located in the R1 zone, Floor Area Ratio District III.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas					x	
Simonian			x			
Tchaghayan	x		x			
Welch		x	x			
Totals			3	0	1	0
DRB Decision		Approve with Conditions				

Conditions:

1. Delete the second-floor balcony and door on the east facade to enhance privacy for neighboring properties, and replace it with a trellis above the ground-level patio similar in design to the trellises on the north and south ends of the building.
2. Revise the second-floor window pattern at the location of the deleted balcony to feature three windows with a pattern, sizes, and operation types to be reviewed and approved by Planning staff and that are in compliance with the Glendale Building Code.
3. Delete the two lights on the south façade so that light does not overflow over on the neighboring property.
4. A permit shall be obtained from Public Works-Urban Forestry to prune the oak tree.
5. Fences located within the street front setback shall be removed. Fences located along the north and south interior property boundary, outside of the street front setback, shall

be modified to comply with applicable standards. Block walls shall have a decorative finish on both sides (plaster, masonry cladding) and chain link fences removed or replaced with an approved decorative material, such as wood.

6. All mitigation measures adopted for Parcel Map GLN 1629 shall be complied with.

Consideration

None.

Design Review Board Analysis:

The Design Review Board (DRB), after considering the City Council direction of January 12, 2021 remanding the application to the DRB for further consideration to review specific matters, and after considering the DRB conditions of June 25, 2020, determined that the project, as modified and conditioned, meets the intent of the City Council direction of January 12, 2021 and the DRB conditions of June 25, 2020.

Site Planning:

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

- The site is relatively flat and the building will be sited with a front setback of 25 ft. compatible with the pattern of the residential development in the vicinity.
- The attached garage will be facing the street and will be similar to the site layout of the neighboring residential development. The driveway location will be on the south side of the property, away from the existing oak tree to be preserved.
- The revised landscaping is compatible with the oak tree.
- Existing retaining walls on the east side of the property, which were permitted as part of the subdivision of the property, were designed to minimize alterations to the existing landform and to provide a transition to the lower abutting lot to the east.
- Fences within the street front setback where fences are not permitted. Also, fences located along the interior (north and south) property lines consist of non-compliant materials. A condition is approved to address this.

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 building will be designed with the second story stepping back from the first story at some locations and with a hipped roof that will step down with the building and will create a transition from the adjacent buildings. Also, second story trellises will further soften the second story mass of the building. The vertical wall planes will be mitigated by these design features and largely resulting from the narrow configuration of the lot and the necessity of building away from the large oak tree toward the front.

- The front wall of the second story over the garage is stepped back 3 feet from the wall below and results in sufficient stepping of the façade to relieve the massing issue as seen in the plans.
- The site slopes down gently from south to north and the building will step down with the topography.
- The building will consist of rectangular volumes and extended porches which will articulate the building mass both horizontally and vertically, consistently throughout the building and with the design guidelines. The building will be capped with a two-level hipped roof which will soften the roofline.
- The building volumes, including the first story covered porches, are appropriately scaled and integrated into the overall building design.
- The low-pitched hipped roof steps down with the building and provides a transition to the neighboring buildings.

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 overall design and detailing of the two-story house enhance the Modern style with the consistent use of articulated rectangular stuccoed volumes on the ground level and wood-sided volumes on the second level. The use of wood trellises and tiled hipped roof are appropriate to the Modern style and to the neighboring development.
- The line-of-sight analysis indicates that privacy will be enhanced if the second floor balcony is deleted, as conditioned.
- The main entry is integrated and recessed into the building.
- The fenestration complements the building design with the use of rectangular, painted, wood-framed windows and doors.
- The building relates to the site and is not expected to create privacy issues due to the placement of windows away from the property boundaries.
- The finish materials consist of stucco, wood siding, wood windows and doors, wood trellises, and composition shingles which are consistent with the style. Also, the revised lighter color palette is appropriate.
- The concrete paving of the driveway appropriately includes decorative accents.
- The location of the exterior lighting fixtures and gutters and downspouts is appropriately specified.
- The location of outdoor mechanical equipment or trash is appropriately specified on the plans.

DRB Staff Member Chris Baghdikian, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.