



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 9, 2023 Design Review Case No. PDR2204144  
Address 2727 Mira Vista Drive  
Applicant Charles Coffey

### Project Summary:

The applicant proposes to construct a new 2,477 square-foot, three-story, single-family residence with a 452 square-foot attached garage (totaling 2,929 square feet) on an 8,620 square-foot undeveloped property comprised of two lots. The property is in the RIR (Restricted Residential) Zone, Floor Area District II.

### Design Review Board:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian			X			
Simonian		X	X			
Tchaghayan			X			
Welch	X		X			
Totals			5	0		
DRB Decision		<b>Approved with conditions.</b>				

The Board approved the construction of the new single-family, three-story, residence as conditioned below. Revised drawings of all work must be submitted to staff for review and approval to ensure conformance with the DRB approval. The approved work is subject to the following conditions:

### Conditions:

1. Revise the drawings to include proposed materials for driveway, walkway, and terraces.

2. Revise the drawings to provide a more consistent window concept and pattern. In addition, clarify the proposed window material, sill and edge details, and eliminate all window muntins.
3. Revise the drawings to include location of mechanical equipment, downspouts, light fixtures, and trash enclosures for staff review and approval.
4. The applicant shall comply with all of the recommendations identified in the Urban Forestry Department Comments dated January 31, 2022.

**Consideration:**

1. Consider redesigning the base of the front portion of the building to avoid the exposed stucco cladding that is proposed and provide greater design consistency, possibly by using board-formed concrete, stone veneer, or continuing the cladding proposed above this area down to the ground.

**Determination of Compatibility: Site Planning**

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

- The new house and attached garage are appropriately sited on the lot, adjacent to Mira Vista Drive. The building has a compact, irregular footprint that follows the topography of the lot and has minimal impact on the current condition.
- Driveway access to the attached two-car garage is appropriately taken off Mira Vista Drive and the attached garage is consistent with the predominant neighborhood pattern.
- The design of the driveway and entrance walkway as bridges allows for the building to be setback appropriately on the lot per Zoning Requirements and seamlessly tie the primary façade to Mira Vista Drive.
- Development of the site will require a net grading of 27 CUY of cut and fill and, except for the footprint of the building, most of the lot will remain undeveloped, ungraded open space.
- The hillside lot features five coastal live oaks that will be retained as part of the project. An arborist report was prepared by Class One Arborist Inc. and reviewed by the City's Urban Forestry Department who agreed that none of the coastal live oaks would be impacted by the proposed project.
- The project features drought tolerant landscaping that is compatible with the area and the Contemporary design of the residence.
- A retaining wall is proposed as part of the exterior staircase along the southeast corner of the building that allows access to the rear of the property and follows the provisions on the Zoning Code. The retaining wall will be clad in stucco with a maximum height of 8 feet.

**Determination of Compatibility: Mass and Scale**

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

- The neighborhood pattern features mainly two-story residences, with all properties within a 300'-radius being two-stories. Though the proposed residence will be three-stories in height, the deep downslope of the lot away from the street and the compact footprint of the bottom floor limit the visual impact of the height.
- The property has a current average slope of 43.11% downslope away from Mira Vista Drive. The building form and profile follow the existing topography by incorporating varying roof and volume heights.
- Because of the topography of the site, the building presents as a one-story building from the street front, with the additional stories somewhat visible from the west and east.
- The massing of the house is broken up using architectural devices including varying low-pitched rooflines, projecting volumes and uncovered balconies, changes in façade planes, and the incorporation of natural materials like stone veneer cladding.
- The overall height of the building is 35'-0" which is the maximum allowable height for this zone.
- To help break up the massing, a variety of building volumes and low-pitched, shed and flat roof forms are proposed on the residence.

### **Determination of Compatibility: Design and Detailing**

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

- The proposed residence is designed in a Contemporary style with a mix of color and material. The adjacent area features a mix of Modern style residences making the proposed building compatible with the surrounding area.
- The entryway of the building is well integrated and simple in design with a wood door with central fixed light within.
- The proposed building features a mix of exterior cladding including stucco, Coronado stone veneer, and horizontal Trex siding, a low-pitched metal seemed roof, and glass and metal railings. These features are in line with and appropriate to the Contemporary style of the house.
- The location of mechanical equipment, downspouts, light fixtures, and trash enclosures was not included on the drawings. Staff recommends a condition that the drawings be revised to include these for staff review and approval.
- As conditioned, the window concept and pattern will be consistent and complementary to the overall design.
- As conditioned, the materials proposed for the driveway, walkway, and terraces will be reviewed by staff to ensure their appropriateness to the approved design.

DRB Staff Member: Kasey Conley, Associate Planner

All resubmittals require a Design Review application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new Design Review application and all corresponding materials, including new mailing list and labels.

Notes:

- Stamped plans are available through the Glendale Permit Portal. Please contact the case planner with any issues in viewing the stamped plans.
- The Design Review Board approves the design of project 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.