



CITY OF GLENDALE, CALIFORNIA
 COMMUNITY DEVELOPMENT DEPARTMENT
 Director of Community Development

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DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 8, 2011 DRB Case No. 2-PDR-2010-048-A
 Address 1619 Colina Drive
 Applicant Vicky Barbieri

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	X		x			
Keuroghelian			x			
Malekian			x			
Sakai			x			
Zarifian		X	x			
Total			5	0		

DRB Decision: Approve with considerations and conditions.

1. Reduce the number of lighting fixtures to match the number shown on the site plan. Provide a dimmer for light fixtures.
2. Remove the existing plants near the driveway and move to the flat pad area adjacent to the pool.
3. Provide additional landscaping adjacent to the on-site retaining walls to soften their appearance.
4. Existing windows on the south and west elevation shall be removed and replaced as shown on the submitted plans.
5. Consider providing a trellis or other element to highlight the entry.

Summary:

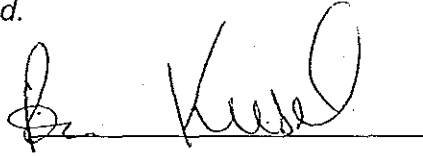
The proposed project does not significantly change the site planning of the subject site. The proposed 16 square-foot addition is modest and will provide a "bump out" to the Colina Drive elevation of the residence. The driveway will remain in virtually the same location and be resurfaced with decorative paving. The landscape design proposed appears appropriate, as conditioned.

The mass and scale of the residence will not be significantly altered as a result of the project. The height of the residence will not change. While the street side setback is slightly reduced as a result of the project, it is

within the minimum 15- foot requirement. As conditioned, landscaping adjacent to the retaining walls will soften the appearance of these elements.

Overall, the design and detailing of the project adequately reflects a contemporary Spanish aesthetic in a neighborhood containing a wide range of architectural styles. As conditioned, the project appears appropriate for the site and neighborhood.

DRB Staff Member

A handwritten signature in black ink, appearing to read "D. Kessel", written over a horizontal line.

Notes:
Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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 and Safety Section plan check. Prior to Building and Safety Section 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 plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Community Development Department.