

9. The Board was concerned with the residential density proposed and suggested lowering the height of the project to two stories on the north side and/or maintaining four stories in the center of the project and stepping down to three stories at the periphery. Reducing density would also allow for a reduced parking count to allow for deeper tree wells and more mature landscaping.
10. The Board was concerned with the exiting for pedestrians from the parking garage to upper levels and suggested checking whether this exiting complies with the building code.
11. Air conditioning equipment and any other rooftop equipment should be adequately screened.
12. A solar study should be completed to consider increased shading for windows, especially south facing windows.
13. Buffer the substantial west wall of the project with vines and other landscaping.
14. Provide landscaping along the north property line for an appropriate buffer between the project and adjacent residential zone. Consider a sunken landscape planter.
15. Consider sinking the east elevation lower to reduce the height of the proposed masonry wall.
16. The project is similar to many downtown developments. Add more “play” to the design of the project, i.e. consider sloping roofs at the tower or other features to make the design unique.
17. Break up the rhythm of the balconies and reduce the glazing to hide balcony clutter.
18. Introduce additional pedestrian circulation from the garage to the commercial spaces.
19. The glass panels on the south facing balconies may produce glare. Consider different facing materials for some of them.
20. Specimen trees need six to eight feet planter depth. The public open space planters need to be deeper to allow taller growth.
21. Change the sidewalk paving pattern material/color or use other design solutions to merge the public open space with the public right of way.
22. Provide landscaping along the north property line to provide an appropriate buffer, in terms of the height and density of the plant material, between the project and adjacent residential zone.
23. Provide detailed landscape drawings, including plant material specifications and locations, irrigation plans, and section drawings indicated the depths of typical planters. Indicate all paving materials.
24. Provide detailed plans of the residential courtyard that maximize the number of discrete usable spaces and clearly identify all amenities.
25. Provide short-term bike racks at appropriate locations along the Glenoaks frontage and long-term bicycle storage for residents at the upper garage level.
26. Specify all material finishes, including all windows and doors, and provide a material board for review.
27. Provide section and detail drawings, as required, to indicate the placement of windows, doors, and storefronts within the wall, and how different materials will interface at their junction.

Overall, site plan of the project is appropriate for the subject site, with recommendations attached to the project. The project provides generous, usable public space along West Glenoaks Boulevard, reinforcing the pedestrian friendly nature of the project. Numerous seating areas, the art installation, and the mature specimen tree will serve as enticements for active public use. The central courtyard is large and features a good mix of programmable and landscaped spaces. It will be an attractive and well-used amenity for future residents of the project. As recommended, the staff will work with the project team to ensure the final landscape plan will benefit to both residents and the greater Glendale community. Additionally, the developer should provide short-term bike racks serving the building and commercial entries and long-term bicycle storage for residents should be provided at the upper garage level.

Overall the mass and scale of the project is appropriate for the site and the West Glenoaks Boulevard commercial corridor. Several aspects of the design, including the wide front plaza which allows the center portion of the building to be set back from the street, the strong rhythm of vertically oriented recesses and projections, the different cladding materials, the contrasting light and dark color palette and the stepped parapet reduce the project's appearance of mass. The side elevations, maintain many of the design characteristics seen on the front. The rear elevation maintains the design sensitivity and successfully addresses future and existing multi-family development by having the central portion of the building step down one story.

Overall, the project will be composed of quality material and is consistent with design and detailing, as conditioned. The proposed design features clearly delineated planes, volumes and crisp lines associated with the Modern style. It is internally consistent and deploys a small set of architectural forms and finishes in a way that establishes an overall coherence while still maintaining variety. The proposed materials and colors are appropriate to the Modern style and include smooth stucco, metal panels, composite wood siding, cultured stone and glass railings. Additional information to indicate all material finishes, including windows, doors, and paving should be provided. Additionally, detail drawings depicting the interface between differing materials should be reviewed to ensure that crisp, well-executed joints will be used at each junction point.

Staff Member _____

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 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.