

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 28, 2017

DRB Case No. PDR 1629544

Address 1308 – 1310 S Brand Blvd

Applicant Nazafarin Hudian

PROJECT SUMMARY: The proposed project is the expansion of the Subaru of Glendale automobile dealership. The proposed four level development will abut the existing two-level building (a portion of which will be demolished) at the north and east facades. On the ground level, a service drive with ingress and egress from Cypress Street is located immediately north of the existing building. A driveway ramp, leading to the upper levels of the proposed building, and service manager’s office is located between the new service drive and the street. To the east of the existing building, service parking and bays and an enclosed car wash are proposed. The second level of the building includes service bays and parts storage. The third and fourth levels contain new car storage. Interior and exterior renovations of the existing building are also proposed.

DESIGN REVIEW BOARD:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian		X	X			
Charchian	X		X			
Malekian			X			
Simonian			X			
Totals			5			
DRB Decision	Approve with conditions.					

CONDITIONS:

1. Consult with Building and Safety staff to determine if the proposed vertical grilles at the north façade are suitable as guardrails for cars using the adjacent driveway ramps. If they are not, modify the design to ensure vehicular safety while maintaining the relatively open, transparent look of the proposal review by DRB.
2. Determine if long-term access to the residential driveway alongside the east wall of the garage structure can be obtained. If access is allowed and the wall can be maintained on an ongoing basis, the east façade shall be clad with stucco with either a smooth or light-sand finish and shall incorporate the incised grid pattern depicted on Sheet A-07.2. If access is not allowed, redesign this façade to provide a material more durable than stucco at the lower level, such as decorative concrete block, that will be in keeping with the design and detailing of the other facades.

3. All new composite metal panels shall match the color and reflectivity of the existing panels that will remain.
4. Decorative paving shall be provided within the first 20 feet of the driveways where there are pedestrian/automobile contact zones.
5. Landscape plans for the planting strip between the project and the Cypress Street right-of-way shall be submitted to staff for review and approval. Plants shall be chosen which will provide a buffer and soften the appearance of the project.
6. The applicant shall submit details of junctions between materials for review and approval by staff.

ANALYSIS:

Site Planning:

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

- Site planning for the project is comparable to other large automobile dealerships in the city as is the dealership's proximity to residential uses.
- There is a narrow landscape area between the proposed building and the East Cypress Street right-of-way to buffer and soften the appearance of the project from the street.
- The main access to the project is from Cypress Street, the side street, as opposed to Brand Boulevard.
- Mechanical equipment, including tanks and service uses, including the car wash, are located within the enclosed building.

Mass and Scale:

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

- The massing of the project is consistent with the other automobile dealerships in the city abutting residential uses.
- From Brand Boulevard, the mass of the project is mitigated by the commercial building located at the street intersection as well as the existing two-story dealership building.
- The northern (Cypress Street) building façade is composed of stucco, composite metal panels, screening and metal grills which are an attractive composition and successfully break the mass of the building. This use of materials, particularly the grills breaks the wall plane and reduces the sense of solidity and mass.

Design and Detailing:

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

- The project is contemporary in style and building materials used, including metal panels and grills, re-enforce the design.
- The project will be consistent in detailing and design to other dealerships on the Brand Boulevard of Cars.
- As conditioned, material transitions will be precise and crisp, consistent with the building style.
- The building materials chosen are of a high quality.
- Rooftop light standards are approximately 12 feet in height and will comply with requirements contained in the Zoning Code.

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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

Staff Member Roger Kiesel, AICP, Senior Planner