



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	September 26, 2019	DRB Case No.	PDR 1819378
		Address	1304 – 1310 S Brand
		Applicant	William James

Project Summary:

The applicant is requesting approval for anew Subaru of Glendale automobile dealership building. The five level structure will be approximately 107,000 square feet. The existing dealership building will be demolished as part of the project. The site is approximately 35,000 square feet.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		x	x			
Benlian			x			
Boyajyan			x			
Simonian	x		x			
Welch			x			
Totals			5	0		
DRB Decision	Approve with conditions					

Conditions:

1. Decorative paving shall be provided within the first 20 feet of the three driveways (one on Brand and two on Cypress) entering to and exiting from the site.
2. Stucco proposed at the western-most portion of the north elevation shall be replaced with laminated glass to provide continuity with the Brand Boulevard façade and an appropriate break in material at the inside corner, rather than the outside corner of the building.
3. Blank facades at the eastern portion of the south elevation and the eastern elevation shall be revised with staff approval, possibly by infilling the exposed concrete structural frame with patterns of split faced concrete masonry block. As a result of this amended design, the building could be moved to the eastern property line.
4. A second facing material or other method shall be employed on the northern portion of the western facade to provide interest and reduce perceived mass.
5. Columns on either side of the Brand Boulevard building entrance shall be faced with a high quality, more substantial material than the stucco currently proposed.
6. Reduce the height of the roof of the stair/elevator towers and car wash to the minimum required.
7. Stucco used on the building shall be a smooth finish.
8. On-site lighting shall be shielded and comply with the City's Zoning Code. Provide fixture cut sheets for staff review and approval.

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:

- The site planning for the project is comparable to other large dealerships in the city as is the dealership's proximity to residential uses.
- The proposed building is located close to both Brand Boulevard and Cypress Street with landscaping between it and the street right-of-ways to buffer and soften the appearance of the project from the streets.
- Significant ground level glazing is proposed at the Brand Boulevard façade of the project, which will allow vision into the showroom component of the project.
- As conditioned, decorative paving shall be provided within the first 20 feet of each of the three driveways where there are pedestrian/automobile contact zones, consistent with the Commercial Design Guidelines.
- Mechanical equipment, including garbage areas and vaults, are located within the enclosed building.

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 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 with the use of storefront glazing at the ground level and the use of various materials, including glass curtain walls and aluminum paneling, on the upper levels and the cantilevered car display element.
- The northern (Cypress Street) building façade is composed of stucco with galvanized metal gridwork. Behind the gridwork within the interior of the building (but visible from the street) the walls will be painted different colors. The composition of this elevation is attractive and successfully breaks the mass of the building. The use of materials, particularly the gridwork, as well as the colors visible behind it, breaks the wall plane and reduces the sense of solidity and mass.
- As conditioned, the western-most portion of the north elevation, the eastern-most portion of the south elevation and the northern-most portion of the west elevation shall be revised to reduce the visual impact of the proposed building and better comply with the Commercial Design Guidelines.

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 project is contemporary in style and building materials used, including metal mesh, aluminum paneling, windows with aluminum mullions and, as conditioned, smooth faced stucco, re-enforce the design.
- As conditioned, the columns on either side of the Brand Boulevard entrance to the dealership shall be faced with a high-quality, more substantial material to appropriately highlight the entryway.
- As conditioned, decorative material will be installed within the driveways of the project.

DRB Staff Member Roger Kiesel

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.