



## CITY OF GLENDALE, CA

### DESIGN REVIEW STAFF REPORT – COMMERCIAL / INDUSTRIAL / MIXED USE

<b>June 27, 2024</b> <i>Hearing Date</i>	<b>901-919 South Brand Boulevard</b> <i>Address</i>
<b>Design Review Board (DRB)</b> <i>Review Type</i>	<b>5641-017-094</b> <i>APN</i>
<b>PDR-003152-2024</b> <i>Case Number</i>	<b>Robert Plant</b> <i>Applicant</i>
<b>Vista Ezzati</b> <i>Case Planner</i>	<b>Finchey Sportscars Inc.</b> <i>Owner</i>

#### Project Summary

To construct a new 5-story, 171,140 square-foot (SF) above-ground parking structure with 450 parking spaces for vehicle inventory for the Pacific BMW Car Dealership on an existing 81,148 SF project site located in the CA (Commercial Auto) Zone. The project involves the demolition of the existing surface parking lot, an existing 561 SF accessory building (relocated to the site in 1964) and removal of existing solar panel structures that will be relocated to the rooftop of the new structure.

- The project also includes demolition of an existing canopy structure located in the northwest portion of the lot facing West Garfield Avenue and minor improvements to the existing parking area.

#### Environmental Review

A revised Initial Study was prepared for the project and circulated for comments from May 22, 2024 to June 11, 2024. No comments were received, and the Final Mitigated Negative Declaration is attached for review.

#### Existing Property/Background

The Project site consists of six lots and is irregularly shaped with frontage on South Brand Boulevard, West Acacia Avenue, and West Garfield Avenue. There are currently three detached commercial buildings on the Project site: a one-story, 18,367 square-foot building originally constructed in 1924 (901 South Brand Boulevard) that will be maintained, a one-story 9,192 square-foot building originally constructed in 1964 (915 South Brand Boulevard) that will be maintained, and a one-story 561 square-foot accessory building that was relocated to the site in 1964 (919 South Brand Boulevard) that is proposed to be demolished. There are also four solar panel structures that were built in 2015 over the surface parking lot that will be removed and relocated to the roof of the new above ground parking garage. The existing buildings are not currently listed on the Glendale Register of Historic Resources, the California Register of Historic Resources, or

the National Register of Historic Places. The existing buildings, with the exception of the existing dealership building located on the corner at 901 South Brand Boulevard, are not identified as eligible for listing at the local, state, or national level. The building at 901 South Brand Boulevard will be maintained and was identified in the 2019 South Glendale Community Plan Historic Resource Survey as individually eligible for local listing or designation through survey evaluation. A detailed analysis of the project's potential impact on the historical resource is provided in the Final MND, and the building at 901 South Brand Boulevard will remain eligible for listing in the Glendale Register of Historic Resources if the project is built as proposed. Therefore, no significant impacts were identified.

### **Staff Recommendation**

Approve with Conditions

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### **Last Date Reviewed / Decision**

First time submittal for final review.

**Zone:** CA - Commercial Auto      **Height District:** N/A

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

### **Active/Pending Permits and Approvals**

None.

### **Site Slope and Grading**

1500 cubic yards (CY) or greater of earth movement: There will be approximately 1,750 CY of grading for the required footings.

## **DESIGN ANALYSIS**

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### **Site Planning**

Are the following items satisfactory and compatible with the project site and surrounding area?

#### **Building Location**

☒ **yes**    ☐ **n/a**    ☐ **no**

*If "no" select from below and explain:*

- ☐ Located at or near front property line
- ☐ Conforms to prevailing setbacks on the street
- ☐ Maintains appropriate sidewalk width

#### **Usable Open Space**

☐ **yes**    ☒ **n/a**    ☐ **no**

*If "no" select from below and explain:*

- ☐ Incorporates outdoor pedestrian space

- ☐ Integrated with design and overall context
- ☐ Appropriate relationship with adjoining properties

### **Access and Parking**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If "no" select from below and explain:*

- ☐ Parking location is appropriate to the site and its neighborhood context
- ☐ Appropriate pedestrian and vehicle access points
- ☐ Appropriate service and loading locations
- ☐ Landscape screening for street-facing parking
- ☐ Techniques employed to reduce stormwater runoff
- ☐ Decorative or colored paving to delineate pedestrian areas

### **Landscape Design**

☐ **yes**   ☐ **n/a**   ☒ **no**

*If "no" select from below and explain:*

- ☒ Complementary to building design
- ☐ Appropriately sized and located

New planter areas ranging from four feet to approximately 12 feet in depth are located at the ground floor adjacent to the sidewalk. No information is provided regarding the proposed planting materials. A staff recommended condition of approval will require a landscape plan be provided for staff review and approval that includes drought tolerant planting materials.

### **Walls, Fences, and Retaining Walls**

☐ **yes**   ☒ **n/a**   ☐ **no**

*If "no" select from below and explain:*

- ☐ Minimize use whenever possible
- ☐ Use decorative material to complement building and/or landscape design
- ☐ Provide landscaping to minimize visual impact

### **Screening**

☐ **yes**   ☒ **n/a**   ☐ **no**

*If "no" select from below and explain:*

- ☐ Mechanical equipment appropriately screened
- ☐ Trash bins appropriately located and screened

## **Determination of Compatibility: 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 vehicle inventory parking structure developments in the area, with the building footprint covering the majority of the site. The vehicle inventory parking structure is located in the same location as the existing surface parking lot currently being used for inventory.
- The existing driveway apron along this portion of South Brand Boulevard will be maintained and will continue to serve as the primary vehicular access point. There is also an existing driveway apron located off of West Garfield Avenue that could be used as a secondary vehicular access point, similar to the existing operation.
- The parking structure is located at the front property line, with pockets of landscape planters located adjacent to the sidewalk that range from four to approximately 12 feet in depth. The planting materials are not identified on the plan, and a staff recommended condition of approval will require this information be provided for staff review and approval.
- The use of landscaping between the street and the vehicle inventory structure is consistent with the City's Design Guidelines for parking structures.

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### Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

#### Building Relates to its Surrounding Context

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Appropriate proportions and transitions
- ☐ Articulation, solid/void balance, and open space relate to predominant pattern

#### Building Relates to Existing Topography

☐ yes   ☒ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope to minimize height

#### Consistent Architectural Concept

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Concept governs massing and height

#### Scale and Proportion

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Articulation avoids overbearing forms

- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located

### **Massing**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Larger masses broken into separate volumes
- ☐ Long, unbroken street walls avoided
- ☐ Visual impact of larger building minimized

### **Determination of Compatibility: 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 mass and scale of the project is typical of a parking structure and is consistent with other vehicle dealerships in the city.
- As noted above, the existing building at 901 South Brand Boulevard is identified as a historic resource and will be maintained as part of the project. Additionally, while not part of the project site, the Bekins storage building (929 South Brand Boulevard) is another historic resource located on the same block with a separate parcel located between the two sites. The project has been designed to relate to both of these buildings and fit well with the surrounding building fabric.
- The new structure will be setback from the adjacent historic building at 901 South Brand Boulevard a minimum of 5.5 inches. At the northeast corner of the garage, a notch will be cut out of the rectangular volume of the design, along with the construction of an open stairwell, that creates a visual break between the new and old buildings. This relieves the massing at the street wall and maintains visibility of the historic building’s mansard clay tile roof.
- The design is well articulated with the structural expression of the garage’s vertical piers and their notched corners reflective of the design of the Bekins building. Additionally, the mix of narrow and wider structural bays is reflective of the design of the adjacent historic building at 901 South Brand Boulevard.

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### **Design and Detailing**

Are the following items satisfactory and compatible with the project site and surrounding area?

#### **Overall Design and Detailing**

☒ **yes**   ☐ **n/a**   ☐ **no**

*If “no” select from below and explain:*

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

**Entryway**

☐ yes   ☒ n/a   ☐ no

*If “no” select from below and explain:*

- ☐ Well integrated into design
- ☐ Location promotes pedestrian activity
- ☐ Design provides appropriate focal point

**Storefronts and Windows**

☐ yes   ☐ n/a   ☒ no

*If “no” select from below and explain:*

- ☐ Maximize transparency at ground floor
- ☐ 12-15’ floor-to-floor height at ground-floor is encouraged
- ☐ Coordinate design with overall style of building
- ☒ Use durable materials for windows, such as aluminum or steel
- ☐ Locate security gates/grilles inside commercial spaces, preferably set back from storefront

The upper floor features square window openings on the south elevation and on the east elevation (facing Brand Boulevard). The drawings also suggest these windows are recessed in the openings. The material for the windows is not identified on the plans. Staff is recommending a condition of approval that window details be provided for staff review and approval, including a window schedule and vertical and horizontal section details.

**Awnings and Canopies**

☐ yes   ☒ n/a   ☐ no

*If “no” select from below and explain:*

- ☐ Integrate awnings and canopies into overall building design
- ☐ Avoid long treatments spanning multiple openings
- ☐ Back-lit awnings are not allowed

**Lighting**

☐ yes   ☐ n/a   ☒ no

*If “no” select from below and explain:*

- ☒ Light fixtures are appropriate to the building design
- ☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- ☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

The plans indicate that there will be light poles on the roof of the structure, but no other information is provided. Other exterior lighting may be necessary, including at the exterior staircases. Staff is recommending a condition of approval that a lighting plan be submitted for staff review and approval.

**Finish Materials and Color**

☒ yes   ☐ n/a   ☐ no

*If “no” select from below and explain:*

- ☐ Textures and colors reinforce design
- ☐ High-quality, durable materials used, especially facing the street
- ☐ Materials appropriately enhance articulation and façade hierarchies
- ☐ Wrap corners and terminate cladding appropriately
- ☐ Cladding is well detailed, especially at junctions between materials
- ☐ Foam trim, finished on site, is prohibited

**Paving Materials**

☒ yes   ☐ n/a   ☐ no

*If “no” select from below and explain:*

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

**Roof Forms**

☒ yes   ☐ n/a   ☐ no

*If “no” select from below and explain:*

- ☐ Configure roofline to provide visual interest and deemphasize mass
- ☐ Roof forms are consistent with overall design
- ☐ Continue roofs and parapets around building or terminate in logical manner

**Determination of Compatibility: 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:

- Overall, the finish materials reinforce the architectural concept of the new vehicle inventory parking structure.
- The drawings depict recessed, square windows on the upper floor on the south and east elevations (facing Brand Boulevard), but the window material is not identified on the plans. Staff is recommending a condition of approval that window details be provided for staff review and approval, including a window schedule and vertical and horizontal section details.
- Light poles are depicted on the roof of the new structure, but no other information is provided. Other exterior lighting may be necessary, including at the exterior staircases. Staff is recommending a condition of approval that a lighting plan be submitted for staff review and approval.
- The building design features a white decorative block material with three different patterns that alternate along the building walls on the different elevations. The three patterns include solid block, protruding blocks and a “hit and miss” design with

openings scattered between the blocks. This design feature enlivens the building façades.

- The portion of the building that is setback from the historic building at 901 South Brand Boulevard features an exterior staircase with a glass railing. The side and rear elevations feature a horizontal metal guardrail at the upper floors and secondary staircase.

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### **Recommendation / Draft Record of Decision**

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

#### **Conditions**

1. That a landscape plan shall be provided that includes drought tolerant planting materials.
2. That window details shall be provided that includes a window schedule and vertical and horizontal section details.
3. That a lighting plan shall be provided for staff review and approval.

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### **Attachments**

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Final Mitigated Negative Declaration –

*Note: All exhibits associated with this attachment are available online:*

[www.glendaleca.gov/environmental](http://www.glendaleca.gov/environmental)