



CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – DOWNTOWN SPECIFIC PLAN PROJECT ADVISORY REVIEW BY THE DESIGN REVIEW BOARD

February 22, 2024

Hearing Date

601 N. Brand Boulevard

Address

Design Review Board (DRB)

Review Type

5643-002-049

APN

PDR 000628-2022

Case Number

ONNI

Applicant

Roger Kiesel, AICP

Case Planner

ONNI

Owner

Project Summary

The project site is the eastern approximately three-quarters of the block created by Sanchez Drive to the north, North Brand Boulevard to the east, West Doran Street to the south and North Central Avenue to the west and is approximately 5.4 acres. The proposal consists of the demolition of an existing 144-space surface parking lot (approximately 78,000 sf) located in the northern portion of the site and the construction of a new 858-unit, 858,000 SF (total development 7.5 FAR) multi-family development. The multi-family dwelling units will be contained in two 380-ft. high towers over a podium level. The 942 parking spaces will be located at-grade as well as within four levels of below grade parking. Most of the proposed publicly accessible open space is located within a newly created plaza formed by the proposed project and an existing on-site office building (to be maintained), fronting Brand Boulevard. Additional publicly accessible open space is proposed adjacent to the Sanchez Drive right-of-way. The project site is in the Downtown Specific Plan (DSP) Gateway District.

Aside from the surface parking lot where the project is proposed, existing development will be maintained on the project site. The project site features a 14-story office tower fronting Brand Boulevard, a one-story retail building located at the intersection of Brand Boulevard and Doran Street and a five-story parking garage located in the western portion of the site fronting Doran Street.

The project includes:

- 594 1-bedroom units and 264 2-bedroom units. Each residential tower will contain 429 units.
- 942 parking spaces (net spaces 798) are provided at-grade and at four levels of subterranean parking.
- The podium level at the street will contain a restaurant at the Brand/Sanchez

intersection opening onto the proposed plaza, two lobbies, a leasing office, two loading docks, back-of-house uses and bicycle storage. A porte-cochere bisects this level.

- The second level of the podium will contain co-working spaces, an amenity space, two lounges, and a fitness center. The outdoor area at this level includes a swimming pool, spa, two dog parks, an outdoor kitchen with dining, a bar, seating/lounging areas and an event lawn.
- The third through 35th levels of the towers are entirely made up of residential units. A green bridge planting area connects the two residential towers at the third level.
- The 36th level of both towers contain indoor amenity spaces and outdoor covered and uncovered terraces for residents of the project.
- Proposed publicly accessible open space includes a newly created plaza fronting Brand Boulevard as well as areas adjacent to the Sanchez Drive right-of-way. Existing publicly accessible open space includes areas adjacent to and between the existing development on the site.

An FAR of 7.25 and building height of 275 feet are the maximums permitted by right in the DSP Gateway District. An FAR of 7.5 and building height of 380 feet are the maximums per the DSP Community Benefits Chapter 7 for affordable housing projects. The project must comply with the City's inclusionary housing ordinance, which requires a minimum of 15% affordable housing. For the subject project, this would equate to 129 units of low or very low income housing. Because the project is providing affordable housing units, the development is eligible for a density bonus per GMC 30.36 and community benefit development incentives, per DSP 7.2.1. The density bonus and community benefit development incentives will be addressed at City Council Stage II review of the project. The applicant will be requesting the following incentives and waivers:

- DSP 4.2.C – Building footplates above 200 feet high shall be reduced in area by 15%.
- DSP 4.2.M – High rise facades above 60 feet must be stepped back a minimum of 20 feet.
- DSP 4.2.4.A – Building facades over 200 feet in length must include building separation at the street level or at 16 feet above street level.
- DSP 4.2.4.B – Building separation must be at least 40 feet wide.
- DSP 4.2.14 – No more than 40% of balconies shall extend beyond the building façade and project a maximum of 25% of balconies full depth.

Environmental Review

Environmental review is not required for Stage I Design Review or the Design Review Board's advisory review; environmental review will be prepared and presented to City Council at the Stage II Design Review.

Existing Property/Background

The 5.4-acre (235,224 SF) project site is in the eastern three-quarters of the block created by Sanchez Drive, Brand Boulevard, Doran Street and Central Avenue. The proposed project will be in the northern portion of the project site on an existing approximately 78,000 SF surface parking lot, which will be demolished. All other current development on the project site will be maintained. This development includes an office tower fronting Brand Boulevard, a retail building located at the Brand/Doran intersection and a parking structure fronting Doran Street, all developed in 1972.

The Downtown Specific Plan (DSP) designates the project site as well as the block east and west of Brand Boulevard from Glenoaks Boulevard to the north and Lexington Boulevard to the south as the Gateway District. Located at the northern portion of the Downtown Specific Plan area, the Gateway district features the most visibly noted skyline of Downtown Glendale, characterized by high-rise development featuring numerous corporate headquarters. The focus of the Gateway District is the continued promotion and location of corporate headquarters, mixed-use and residential buildings, complementary/accessory services, and retail businesses at the street level, as well as the introduction of appropriate night-time entertainment uses.

	Zoning	Existing Uses
North	DSP – Gateway District	134 Freeway and 8-story office buildings.
South	DSP – Gateway and Orange Central Districts	High-rise, mixed-use building, parking structure, drive-thru ATM, and multi-family residential building (Altana).
East	DSP – Gateway District	High-rise office buildings.
West	DSP – Gateway District	6-story multi-family building (Modera).
Project Site	DSP – Gateway District	14-story office tower, a one-story retail building, a five-story parking garage and a surface parking lot (to be demolished for the currently proposed project).

Staff Recommendation

Provide comments and recommend that City Council approve the project.

Last Date Reviewed / Decision

First time submittal for advisory review by the Design Review Board to the City Council. The City Council approved Stage I Preliminary Design Review on November 7, 2023. Three conditions were placed on this approval, including: 1. The applicant shall refine the design of the project at the Brand/Sanchez intersection (commercial tenant area) to better differentiate it from the remainder of the proposed development and highlight it as a prominent downtown Glendale entrance and landmark architectural feature location. This could include unique, complementary facing materials, lighting, signage or architectural elements. 2. The applicant shall refine the designs of the lobbies/entrances to the residential towers to incorporate the features specified in the DSP and better highlight these important areas of the project. 3. Provide landscaping and programming for the common open space proposed on the rooftop towers.

Zone: Downtown Specific Plan – Gateway District, which allows a maximum 275-foot height and 7.25 Floor Area Ratio (FAR) by right, and ultimately up to 380 feet and a 7.5 FAR per the DSP Community Benefits Chapter 7 for affordable housing projects.

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

DESIGN ANALYSIS

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

The project site is the eastern approximately three-quarters of the block created by Sanchez Drive, North Brand Boulevard, West Doran Street and North Central Avenue and is approximately 5.4 acres. Aside from a surface parking lot, located in the northern portion of the site, existing structures/buildings will be maintained.

The proposed project will be in the northern portion of the site on what is now an approximately 78,000 SF existing surface parking lot containing 144 parking spaces, which will be demolished because of the project. The 858 dwelling units proposed will be contained in two 36-story, 380 FT high towers over a podium level. The first podium level contains a proposed restaurant tenant space at the Brand/Sanchez intersection, two lobbies, leasing office and back-of-house areas associated with the residential use. Co-working space, fitness center, lounges and amenity space are proposed at the second podium level. Residential dwelling units are located on Floors 3 through 35. A green bridge planting area connects the two towers is proposed at the third level. The 36th Floor contains indoor and outdoor amenity spaces for the on-site residents.

Publicly accessible open space is contained in a new plaza opening onto Brand Boulevard and created by the existing office tower to the south and the proposed project. This area will include gently bermed landscaping adjacent to the Brand Boulevard right-of-way with an artistic trellis element, which creates a focal point and shade for the area, raised planters and paved areas with seating. The publicly accessible open space is open to the sky, aside from the area of the proposed trellis element, and orients towards and accesses from public streets.

The project complies with the building setback requirements of the DSP, which requires a minimum 14-foot setback from Sanchez Drive (8-ft. parkway and 6-ft. sidewalk), and a 16-foot setback from Brand Boulevard. Vehicular access to the project is proposed from two new driveway entrances located on Sanchez Drive. One of these entrances is in the far western portion of the site and the other, enhanced with a porte-cochere, is located at the center of the project site.

The project site features a "Primary Frontage" designation along Brand Boulevard and a Mixed-Frontage Street designation along Sanchez Drive. Projects in the DSP located

along a "Primary Frontage" must comply with the Brand Boulevard Streetscape Plan. Mixed-Frontage streets are required to provide 8 FT wide parkways and 6 FT wide sidewalks. Additionally, retail and neighborhood services must comprise no more than 25% of the entire project frontage; and a minimum 50% of the ground floor façade or elevation shall be transparent.

The project complies with the required streetscape standards on both frontages.

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

For developments with an FAR greater than 3.0, the DSP requires 20% of the gross site area to be open space, with 10% of the gross site area to be dedicated as publicly accessible open space (50% of required open space). An additional 140 SF of residential open space is required per residential unit (can be provided as publicly accessible open space, common open space or private open space). The project complies with the DSP Open Space requirements.

The entire 235,390 SF project site provides a total of 34,161 SF of publicly accessible open space. The project features a total of 128,320 SF of residential open space on the project site in the form of private residential balconies. In addition, the project features 47,582 SF of common open space in the form of the podium level amenity space, the third level green bridge and the roof terraces on each tower. These areas are accessible to residents of the proposed project but will not be publicly accessible. Landscape plans provide conceptual programming and include, pool and spa areas, outdoor lounges and seating, dining, cabanas, and recreational spaces on the podium level and landscaping on the green bridge. Covered and uncovered terraces are proposed on the rooftops of both towers. Currently, these areas are unprogrammed. Stage II Design Review will include landscaping and programming for these common open areas.

The project provides the required publicly accessible open space within the newly created plaza area located adjacent to Brand Boulevard, along with the plaza and walkway areas currently located on the site. The publicly accessible open space is open to the sky, except for the proposed trellis element, oriented towards and accessed from public streets, and integrated within the site planning for the project. The programming of the publicly accessible open space area includes amenities, seating, hardscape, and landscaping and will be reviewed during the Stage II Design Review application.

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

The applicant is requesting a density bonus in accordance with AB 2345 and SB 330 that will be reviewed along with the Design Review Stage II submittal. Under AB 2345, the applicant is not required to comply with a local agency's parking minimums and is entitled to reduced parking requirements. The project provides 942 parking spaces (net 798 new spaces), hidden by the project from public rights-of-way, in one level of at-grade parking and four levels of subterranean parking. The project is compliant with the reduced parking standards.

Vehicular access is proposed from two new driveway entrances that are located off Sanchez Drive. One driveway is in the far western portion of this frontage, while the other bisects the project site and is part of the porte-cochere. Per the DSP standards, with the exception of parking entries, no ground level parking shall be visible from any street frontage and ground level parking shall have active retail or other habitable uses facing the sidewalk. Grade-level parking is hidden by the residential lobbies. The proposed Sanchez Drive garage entries in general are consistent with the DSP standards and are integrated into the overall building design and do not detract from the streetscape and pedestrian realm. Details and specifications regarding these entries will be reviewed in Stage II Final Design Review.

Pedestrian access to the building's main lobbies is off Sanchez Drive. The project features two ground floor residential lobbies, one for each of the proposed towers. Entrances to these lobbies are within the porte-cochere and not facing or adjacent to Sanchez Drive. Entrances to the commercial tenant area are located directly off Sanchez Drive as well as from the publicly accessible open space. Refinement of these residential lobbies/entrances will be necessary in Stage II Design Review to incorporate the features specified in the DSP and better highlight these important areas of the project.

Landscape Design

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

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

The conceptual landscape plans primarily show at-grade landscaping. While the design minimizes the use of planters, raised planters for trees and other plantings are shown to direct pedestrians from the street intersection to the main area of the publicly accessible open space as well as at the podium level common open space. A low seat wall, with benches installed on it separates the Brand Boulevard right-of-way from the bermed turf mound within the publicly accessible open space. Conceptual landscape plans show a variety of drought-tolerant trees and shrubs. Details and specifications regarding the

landscaping and the proposed seat wall (to ensure it will not unduly inhibit or discourage access to the open space) will be reviewed as part of City Council Stage II Final Design Review.

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

No walls, fences or retaining walls are proposed at this time.

Screening

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

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

Utility rooms for the project are generally proposed at the ground level within the main body of the project. While most back-of-house areas are located behind the “active” uses along Sanchez Drive, including the commercial tenant space and lobbies, in the far western portion of the site, they directly front this street. The DSP requires that utility rooms be screened and incorporated into the building to provide the visual appearance of a storefront. The rooftop mechanical equipment and elevator overruns are screened by parapet walls faced with materials used throughout the building façade. The details and specifications regarding utility locations/mechanical equipment/elevator overruns and integration into the building design will be reviewed as part of City Council Stage II Design Review.

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 proposed 36-story, 858 multi-family unit project will replace an existing surface parking lot in the northern portion of the subject site. Existing development, including a 14-story office tower, one-story retail building and five-story parking garage will be maintained.
- The project complies with the open space requirements of the Downtown Specific Plan (DSP). The majority of the publicly accessible open space is located within a newly created plaza, between the existing office tower and proposed project.
- The proposed project complies with the Brand Boulevard Streetscape Plan, as well as the mixed frontage street requirements of the DSP along Sanchez Drive by providing a 8-foot parkway and 6-foot sidewalk.

- As conditioned, refinement of the residential lobby entrances is required to incorporate features specified in the DSP and better highlight these important areas of the project.
- As conditioned, provide landscaping and programming for the common open space proposed on the rooftop towers.

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

The project site is located in the Gateway District of the DSP. Located in the northern portion of the DSP, the Gateway District is characterized by high-rise development that produces a skyline visible from miles away. The focus of this area is the continued promotion and location of corporate headquarters, hotels, mixed-use and residential buildings. The context of the surrounding built environment includes the 134 Freeway directly to the north, with mid- and high-rise development north of the freeway, including the Avery Dennison and California Credit Union buildings; the Chase Bank and US Bank mid-rise buildings across Brand Boulevard to the east; Wells Fargo Bank high-rise building, parking garage and bank ATM to the south, and the 6-story Modera multi-family building to the west. The tallest building currently in the Gateway District is the Glendale Plaza (655 N. Central Avenue) at 353 feet in height, followed by the former Nestle Building (800 N. Brand Blvd.) at 292 feet, and the 550 N. Brand Boulevard building at 275 feet.

The project proposes two 36-story residential towers that are both 380 FT high and will be the tallest development in the City. The eastern tower is set back approximately 80 feet from the Brand/Sanchez intersection and, as noted above, the project is immediately south of the 134 Freeway. The existing on-site 14-story office tower is south of the proposed project, as is the on-site five-story parking garage, both of which provide buffering to lower development to the south. Though the height difference between the proposed project and the adjacent/nearby 6 – 8 story mid-rise buildings is undeniable, such shifts in scale are found in downtown commercial districts throughout the country, adding to their dynamism and providing a visual timeline of their development.

The DSP identifies landmark architectural features, including downtown entry locations, terminated vistas, civic promenades, and paseos. The northeastern portion of the project site (at the intersection of Brand Boulevard and Sanchez Drive) is identified in the DSP as an entry location into downtown Glendale and an ideal location for a landmark architectural feature. Landmark architectural features may include towers, prominent building entries, specialize signage or public art. Additionally, landscape setbacks and public pocket parks can also be used to identify these locations. The

project is one story at the Brand/Sanchez intersection and will include a commercial tenant. It's facade treatment, including significant fenestration and an overhead canopy, is like that of the rest of the project at ground level. The angular east wall of the façade, which aligns with the street intersection allows for development of a promenade and facilitates and encourages pedestrians at the intersection to enter and utilize the publicly accessible open space within the project. Refinement of this area, utilizing features described above, will be conditioned to further delineate this area of the project, as encouraged by the DSP.

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

The project site features relatively flat topography, so this dimension of mass and scale is not applicable.

Consistent Architectural Concept

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Concept governs massing and height

The contemporary-styled project is consistent around all elevations, and the building material, texture, column projections, angular forms and design treatments re-enforce this architectural design.

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

The three-part breakdown of the building form – podium base, repetitive residential floors, and the visually-delineated roofline assists in reducing the appearance of mass adds to the visual character of the building.

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

The site is located in the Gateway District of the DSP and permits a maximum building height of 275 feet, and up to 380 feet in height with community benefits. The maximum FAR in the Gateway District is 7.25 by right and 7.50 with community benefits. The project proposes an FAR of 7.50 and a height of 380 feet.

Façade modulation is an important component in the DSP, which encourages proportions that relate to the human scale and create visual interest. The DSP has a number of façade modulation requirements, including a minimum 20 FT stepback for high-rise facades above 60 FT in height, a reduction of 15% in building floorplates above 200 FT in height and a minimum 40 FT building separation at street level or 16 FT above street level for building facades over 200 FT in length. As noted earlier in the staff report, the project must comply with the City's inclusionary housing ordinance, which requires a minimum of 15% affordable housing. Since the project is providing affordable housing, the development is eligible for density bonus and community benefit development incentives. While the density bonus and development incentives will be addressed at City Council Stage II review of the project, the applicant will be requesting incentives and waivers from the above-mentioned development standards that regulate façade modulation to not include them in the design of the project.

The DSP offers four alternatives to applicants with regard to modulation of project height. To address this DSP requirement, the project has incorporated a corner feature. This requires that a prominent corner feature be incorporated into the project that is differentiated by height and design features from the primary massing of the building by a minimum of 10 feet. The area of the project at the Brand/Sanchez intersection is one-story (approximately 20 feet in height). An angular wall aligning with the intersection draws pedestrians into the publicly accessible open space. Aspects used in this corner feature, including significant fenestration and an overhead canopy, are utilized in the balance of the project. The DSP identifies the intersection of Brand and Sanchez as an "entry location" into downtown Glendale. The applicant should further refine the design of this area of the project to better differentiate it from the remainder of the proposed development (while still being complementary in overall design) as well as highlight it appropriately as a prominent entrance to downtown Glendale.

The project has incorporated a clearly delineated base, middle and top in accordance with the standards outlined in the DSP. The podium level, which includes the ground floor residential lobbies, and "back-of-house" uses, and the level above it, which includes amenity spaces, lounges, co-working space and fitness center form the base of the project and span the entire width of the site along Sanchez. Fenestration pattern and a horizontal architectural element assist in differentiation the base of the project from the remainder of the project. The middle of the project, containing the residential units, is defined by the consistent use of various types of glazing and aluminum paneling and does not contain significant façade modulation. The top of the project (the 36th floor) steps back significantly from the middle of the building on three sides of the towers to allow for outdoor terraces, an amenity for residents of the project.

The DSP requires a visible and delineated roofline to visually demarcate where the building silhouette meets the sky. The top of the residential towers includes indoor and outdoor (covered and uncovered) amenity spaces for residents of the residential towers, as well as mechanical rooms and elevator and stair overruns. The building facades of

these areas incorporate the same material as is proposed on the lower levels of the project and overall termination at the roofline is suitable.

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 proposed 36-story, 380 FT high project complies with the DSP's incentive height standard, and is consistent with the surrounding development in the Gateway District, which includes high-rises interspersed with lower scale development.
- The proposed building materials, textures, column projections, angular forms and design treatments re-enforce the project's contemporary style.
- The project has a strong sense of base, middle and top building components – podium base, repetitive residential floors, and roofline signaling the building's termination, as required by the DSP and further help reduce the scale of the tall building.
- As conditioned, refinement of the project at the Brand/Sanchez intersection to incorporate landmark architectural features will be required to further delineate this area of the project as encouraged by the DSP.

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

The DSP requires that building façades to be constructed in a manner to appear substantial and to use architectural solutions to avoid creation of impenetrable, unarticulated building façade.

The contemporary-styled project utilizes various building material, texture, massing, column projections, publicly accessible open space, recessed entries, porte-cochere, windows and angular forms to articulate the street-facing facades along Brand Boulevard and Sanchez Drive. These features create a design that is unique and identifiable, while recognizing the priorities of the DSP to enhance ground level architectural elements to be human-scaled and to promote pedestrian activity. At the ground level of the Sanchez façade, the design addresses the public sidewalks with street-level facades detailed with human-scaled high-quality materials, including a significant amount of fenestration and buff-colored limestone along with neutral colored glass with ceramic frit at the elevator towers. The large expanses of glass are subdivided into smaller units. An aluminum canopy with wood accents is proposed between the first and second levels of the podium. The base of the building is visually

separated from the floors above using these canopies, a different fenestration pattern, regularly-spaced columns and by recessing the ground-floor from the floors above.

Clear glazing and the canopy wrap around the commercial tenant space on the Brand façade of the project, as well. At the street intersection of the ground floor, the angular eastern façade wall directs pedestrian to the publicly accessible open space. The project drops to one-story where a proposed commercial space (restaurant) will include significant glazing and access to outdoor seating and the publicly accessible open space.

The use the materials differentiate between the base, middle and upper volumes of the project. At the upper floors, the ceramic-fritted glass continues and painted aluminum (to match the limestone) is substituted for the limestone at the elevator towers. Neutral-colored insulated glass and charcoal-painted aluminum are proposed on the facades of the residences. Railings on the residential balconies will be clear glass.

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

The DSP requires the incorporation of the following features for lobby areas:

- Canopies, marquees or other weather protection that creates visual prominence;
- Material application that creates continuity with the overall building design while creating a distinct and identifiable aesthetic quality;
- A recess or projection to delineate the lobby from the balance of the project; and
- Paving material to differentiate the primary entrance distinct and unique from the adjacent paving material.

The Project features two ground floor residential lobbies, one for each of the proposed towers. Entrances to these lobbies are within the porte-cochere and not facing or adjacent to Sanchez Drive. Entrances to the commercial tenant area are located directly off Sanchez Drive as well as from the publicly accessible open space. Refinement of these lobbies/entrances, including potential material changes and different paving material, is necessary in Stage II Design Review to incorporate the features specified in the DSP and better highlight these important areas of the project.

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

Storefronts have been incorporated into the design of the project at the ground floor podium frontages where the commercial tenant space, leasing office and lobbies are located. As required by the DSP, the ground floor storefronts are provided on at least half of the façades, will have at least 75% transparency, and will feature canopies above the storefronts on at least 50% of the entire façade. The fenestration design distinguishes the base from the middle of the project. At the ground level, the fenestration is subdivided into smaller units. At the residential facades, glazing is more regular in size and pattern. Staff will continue to work with the design team during Stage II to ensure that the final details of the ground floor storefronts incorporate all the standards, such as pedestrian-oriented signage and pedestrian-scaled lighting.

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

The DSP requires a minimum of 50% of the street elevations to include canopies or marquees. Canopies need to be installed between 9 ft. and 14 ft. above grade and the materials and colors used shall be complementary with the building aesthetic. The proposed design incorporates canopies at the ground floor of the street-facing facades that complement the overall building aesthetic and material palette. The canopies are proposed to be aluminum with wood accents. At the street elevations, at least half of the ground floor façades include canopies, as required. Material and detail specifications will be further reviewed as part of City Council Stage II Design Review.

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

GMC Section 30.30.040 and the DSP require exterior lighting be directed onto the driveways, walkways, and parking areas within the development and away from adjacent properties and public rights-of-way. Additionally, the DSP encourages significant architectural features such as corners or unique cornices to be illuminated and enhanced by comprehensive lighting design. A conceptual lighting plan has been submitted. This plan depicts under-bench lighting, uplighting of trees and shrubs and color changing lighting at tables within the publicly accessible open space, uplighting of trees and shrubs, low wall lighting at the dog parks, and pool lighting within the common open space at the podium level, indirect linear lighting within the porte-cochere, and soffit lighting within the rooftop common open space. A final lighting plan is required as part of Stage II Design Review.

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

The DSP (Section 4.2.8) requires durable, human-scaled materials to be used on all street level facades, especially within the first 20 feet of the building base, and no more than 60% of the building elevation shall be clad with EIFS or stucco above street level (minimum 20 feet). Furthermore, building facades must use architectural solutions and contrasting colors to avoid creation of impenetrable, unarticulated building facades with monotone color palettes. Further, facades shall be constructed in a manner to appear substantial and avoid low-quality building materials and construction details.

The project is contemporary in design and features materials that re-enforce this style. At the ground level of the Sanchez façade, the project includes significant clear glass along with buff-colored limestone and neutral colored glass with ceramic frit at the elevator towers. An aluminum canopy with wood accents is proposed between the first and second levels of the podium. Clear glazing and the canopy wrap around the commercial tenant space on the Brand façade of the project, as well. The proposed materials are consistent with the contemporary aesthetic of the design and the standards outlined in this section of the DSP which encourage high-quality, human-scaled materials to reinforce the pedestrian character of the public realm. The use the materials differentiate between the base and middle volumes of the project. At the upper floors, the ceramic-fritted glass continues and painted aluminum (to match the limestone) is substituted for the limestone at the elevator towers. Neutral-colored insulated glass and charcoal-painted aluminum are proposed on the facades of the residences. Railings on the residential balconies will be clear glass. A detailed look at the building materials will be reviewed during the Stage II Final Design Review application.

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

Decorative paving needs to be provided at the entrance to the lobby and new driveways. “Enhanced” paving is shown at the porte-cochere driveway entrance and scored concrete paving is depicted within the publicly accessible open space.

Additional details regarding paving within the project area will need to be provided for approval by City Council at their Design Review Stage II project review.

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

Rooftop design shall prevent unsightly rooftops as viewed from above, either by screening mechanical systems from view, creating a significant top or landmark or designing the roof for use.

The top of the project incorporates both indoor and outdoor amenity spaces for residences of the project as well as incorporates stair and elevator overruns. The enclosed area steps in from the residential floor below it and is faced with neutral colored glass with ceramic frit and painted aluminum panels. An aluminum canopy with wood accents enhances the rooftop area.

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:

- The contemporary design of the 24-story, high-rise project fits within its urban context in the DSP’s Gateway District of taller, streamlined developments and is appropriately articulated for its highly visible location adjacent to the 134 Freeway.
- The ground floor is primarily clad in glass and limestone for a transparent, pedestrian-oriented feel, as recommended by the DSP.
- As conditioned, refinement of the lobbies/entrances, including potential material changes and different paving material, is necessary in Stage II Design Review to incorporate the features specified in the DSP and better highlight these important areas of the project.
- The use the materials effectively differentiates between the base, middle and top volumes of the project.
- The conceptual lighting plan includes a variety of attractive illumination for the project. Additional specifications will be required for the Design Review Stage II plans for City Council’s review of the project.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends that the Design Review Board provide comments and recommend City Council approve the project proposal. This determination is based on the implementation of the following recommended conditions:

Conditions

1. The applicant shall refine the design of the project at the Brand/Sanchez intersection (commercial tenant area) to better differentiate it from the remainder of the proposed development and highlight it as a prominent downtown Glendale entrance and landmark architectural feature location. This could include unique, complementary facing materials, lighting, signage or architectural elements.
2. The applicant shall refine the designs of the lobbies/entrances to the residential towers to incorporate the features specified in the DSP and better highlight these important areas of the project.
3. Provide landscaping and programming for the common open space proposed on the rooftop towers.

Attachments

1. Stage I Design Review packet