glendale california
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Community Development
Planning & Neighborhood Services

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DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date October 22, 2015 **DRB Case No.** PDR1511742

Address 707 North Pacific Avenue

Applicant Steve Shaul
for Starpoint Commercial Properties

PROPOSAL: To demolish the existing, vacant restaurant building and to construct a new 12,900 SF (plus 1,661 SF mezzanine) drugstore on a 1.18 acre (51,440 SF) lot, zoned C2 (Height District II). The project includes a drive-thru pharmacy at the west side of the building and off-site public right-of-way improvements along Burchett Street.

ENVIRONMENTAL:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Benlian	X		X			
Malekian					X	
Simonian					X	
Mardian			X			
Totals			X			
DRB Decision	Adopt Final Negative Declaration.					

DESIGN REVIEW:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Benlian	X		X			
Malekian					X	
Simonian					X	
Mardian			X			
Totals			**3**			
DRB Decision	Approve with conditions.					

CONDITIONS:

1. Use a cladding material other than the proposed brick at the corner tower features; consider metal or stone cladding as options.

2. Do not use split-face block at walls between the corner towers; consider burnished block, precision block, and/or stucco as options to "soften" these facades. Do not incorporate horizontal banding as depicted on the review drawings.
3. Revise design of roof caps at the corner towers to include extended overhangs and a taller recess below the caps.
4. Extend corner tower side walls at the roof to enhance their volumetric appearance and provide required HVAC screening.
5. Finalize roof plan in keeping with Sheet A-4.0 in the review drawings.
6. Provide detail drawings of the proposed canopies at the entry and drive-through.
7. Provide more transparency at the store entry and "soften" its overall appearance.
8. Provide more landscaping, including shade trees, within the parking lot and along Burchett Street.
9. Provide a lighting plan for the parking lot. Specify shielded fixtures to eliminate spillover onto adjacent residential properties.

ANALYSIS:

Site Planning

- The proposed site plan is appropriate for the lot, compatible with the neighborhood and similar to the existing conditions; the new drugstore proposed in relatively the same location as the existing vacant restaurant to be demolished, while the parking for the project will remain in the same location as for the existing restaurant.
- The new drive-thru, proposed at the interior of the lot along the west façade between the building and the surface parking lot, allows for appropriate queuing and avoiding conflicts with street traffic.
- The building footprint is rectangular in shape, elongated along the north-south axis, and therefore addresses more of the Pacific Avenue street edge. Staff recommended that the building footprint be modified to reflect the unique corner of the lot, yet corporate constraints dictated the shape, footprint and size of the building.
- The front entrance is appropriately located at the north-west corner of the building, providing access to pedestrians from Burchett Street and for those parked in the parking lot\.
- The trash enclosures and loading dock, located between the rear of the building and the freeway on-ramp, are appropriately screened from Pacific Avenue and the on-ramp using fencing and landscaping. This is consistent with the Commercial Design Guidelines that encourage the location of these service areas away from public view. In addition, the location will limit noise impacts on nearby residents.
- As conditioned, the street setback/perimeter areas between the building and Pacific Avenue and Burchett Street will be suitably landscaped with drought-tolerant landscaping. The large landscape area at the east side of the building, especially at the corner, will soften the appearance of the building and enhance the block for pedestrians.
- Street dedications and public right-of-way improvements along Burchett Street are being proposed in conjunction with Pacific Avenue Street Improvement Project and have been designed in consultation with the Public Works Engineering and Traffic & Transportation Sections. The street improvement proposal for the area along Burchett Street include the widening of the southerly half of Burchett in order to provide a center turn lane on Burchett Street for westbound traffic and a south-bound right turn lane at the Pacific-Burchett intersection. The street widening and the proposed center turning lane on Burchett are anticipated to improve existing traffic flow into and around the site.

Mass and Scale

- The mass and scale of the proposed drugstore appears appropriate for the prominent corner location just north of the 134 Freeway on a busy main thoroughfare (Pacific Avenue), and also compatible with

the surrounding neighborhood, including the taller, two-story commercial building to the east, the one story commercial and residential structures due north of the project site.

- Although the one-story drugstore with storage mezzanine is larger and taller than the previous building on the site, it relates to other commercially zoned properties on Pacific Avenue and is pulled away from the single-family houses as much as the applicant's program allows.
- The building features staggered parapet roof heights; the tallest tower cornice portion is 30 feet in overall height, while the lower parapet height is 22'-8". The maximum building height in this C2 (II) zone is 45 feet and three stories.
- The tallest portion of the building is appropriately sited at the corner intersection of Pacific Avenue and Burchett Street; this element was specifically designed to provide a taller, yet more grounded component to the building to address the street edges.
- The massing of the elevations is broken down into perceived building forms using variations in material and building wall plane.

Design and Detailing

- The project is designed in a somewhat contemporary style that is based on rectilinear geometric forms.
- The elevations feature variations in materials and building wall planes: as conditioned, the more pronounced corner volumes will be clad in metal or stone veneer, extended to fully screen the mechanical equipment and topped with floating parapet caps, while the walls in between will feature different color and texture. Such treatment will be consistent along all four façades of the freestanding commercial building.
- The storefront window and door systems are anodized bronze, while spandrel glass panels are also used to mimic windows along the east and west elevations. While the Commercial Design Guidelines discourage the use of opaque and reflective glass surfaces, the proposed spandrel glass bands help in the composition of elevations, while meeting programmatic requirements.
- Horizontal metal awnings, suspended from anchor wires, provide weather protection above doorways and the drive-through window, as well as architectural detail to their respective façades.
- The corner element at the Pacific Avenue and Burchett Street intersection has been specifically and appropriately designed to address its focal point location on the project site; this element is the tallest of the four corner volumes and it features a more pronounced frame with recessed lighting, projecting metal awning, recessed spandrel panels, along with the primary building signage facing the two streets.
- As conditioned, the design front entryway corner will be updated to provide more transparency at the store entry and to "soften" its overall appearance.
- The proposed basic color palette is appropriate for the architecture and overall setting.

The Design Review Board approves the design of projects only. Approval of a project by the DRB 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.

DRB Staff Member Vilia Zemaitaitis, AICP