



DESIGN REVIEW BOARD RECORD OF DECISION

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

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.

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.