



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 22, 2019 **DRB Case No.** PDR1827273
Address 1101 S. Brand Blvd.
Applicant Robert Plant

Project Summary:

The applicant is proposing a new approximately 64,000 sf. parking structure with rooftop parking. The project will require demolition of an existing surface parking lot. The site is located in the CA (Commercial Auto) zone.

Environmental:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian			X			
Boyajyan			X			
Simonian	X		X			
Welch		X	X			
Totals			4	0	1	
DRB Decision	Adopt the negative declaration					

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian			X			
Boyajyan			X			
Simonian	X		X			
Welch		X	X			
Totals			4	0	1	
DRB Decision	Approve with Conditions and Considerations					

Conditions:

1. Stucco shall be eliminated from the West Chevy Chase elevation and changed to ACM paneling.
2. All stucco used on the building shall be smooth-faced.
3. Façade treatment at the northwest corner of the building shall be restudied such that materials wrap the building corner and terminate appropriately.
4. Screed lines within the stucco at the west elevation shall mimic those of the ACM paneling.
5. The applicant shall provide details where different material interface at the building façade.
6. Provide landscape plans for the site indicating continuation of existing planting scheme for review and approval by staff.

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 parking structure is located in line with the existing dealership building. Surface parking and existing landscaping is located between it and Brand Boulevard. The proposed parking structure is located close to West Chevy Chase Drive with landscaping between it and the adjacent sidewalk/street.
- No changes to the existing driveways accessing the dealership from adjacent streets are proposed and decorative stamped concrete will remain at these driveways where pedestrian/automobile interface occurs.
- Existing landscaping adjacent to the street right-of-way approved in 2013 with the dealership will be maintained.

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:

- At the Brand Boulevard façade of the structure, a portion of the second floor is carved out from the façade, successfully delineating the existing dealership building from the proposed parking structure.
- The proposed parking structure is faced with ribbed metal panels, ACM panels and stucco. Horizontal bands of metal-framed windows punctuate each façade of the building. The various materials used and their composition bring strong horizontal and vertical features to the project and successfully reduce the mass of the proposed parking structure.

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 ACM panels, ribbed metal panels, aluminum windows and stucco, re-enforce the design.
- The structure will be compatible with the existing dealership building through its use of similar cladding materials and its emphasis on horizontal lines.
- The various cladding materials on the horizontal openings with aluminum window frames will give the structure a "commercial" appearance that helps disguise its use as a parking structure.
- As conditioned, stucco will be eliminated from the West Chevy Chase façade of the building and only used on the west façade and all stucco installed shall be smooth-faced.
- As conditioned, the design of the northwest corner of the building shall be restudied so that facing material wraps the building and terminates appropriately.

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.