



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 27, 2024 **DRB Case No.** PDR-003152-2024

Address 901-919 S. Brand Blvd.

Applicant Robert Plant

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

Board Member	Motion	Second	Yes	No	Absent	Abstain
Kaskanian			X			
Lockareff			X			
Simonian					X	
Tchaghayan		X	X			
Welch	X		X			
Totals			4	0	1	
DRB Decision		Adopt the Final Mitigated Negative Declaration				

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Kaskanian			X			
Lockareff			X			
Simonian					X	
Tchaghayan	X		X			
Welch		X	X			
Totals			4	0	1	
DRB Decision		Approve with Conditions and a Consideration				

Condition:

1. That a landscape plan shall be provided that includes drought tolerant planting materials.
2. At the third floor, imitate the fenestration pattern shown on the fourth floor on the east elevation along Brand Boulevard, and the south elevation with consideration given to removing the glass and just having an opening.
3. That window details shall be provided that includes a window schedule and vertical and horizontal section details.
4. Restudy the use of the blocks, potentially considering a pattern with more definition and alternating shapes with the overall goal of minimizing the visual impact.
5. That a lighting plan shall be provided for staff review and approval.
6. That the column caps depicted on the provided elevations be incorporated into the final design.

Consideration:

1. Replicate the design concept of the east elevation along Brand Boulevard into the design of the north and west elevations.

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 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.

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.

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. A

condition of approval requires 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.

DRB Staff Member Vista Ezzati, Principal Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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.

**A RESOLUTION OF THE DESIGN REVIEW BOARD
OF THE CITY OF GLENDALE, CALIFORNIA,
ADOPTING A CERTAIN MITIGATED NEGATIVE DECLARATION
PREPARED PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT**

WHEREAS, the Director of Community Development considered the revised Initial Study prepared on behalf of Design Review Case No. PDR-003152-2024 to allow the development of a new vehicle inventory parking structure for an existing vehicle dealership, located at 901-919 South Brand Boulevard (also includes 112-118 West Garfield Avenue & 119 West Acacia Avenue) and heard by the Design Review Board at a public hearing on June 27, 2024 a Proposed Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the Proposed Mitigated Negative Declaration was made available for a 20-day public review and comment period (May 22, 2024 to June 11, 2024); and

WHEREAS, a Final Mitigated Negative Declaration has been prepared incorporating any comments received during the review period and any responses to those comments; and

WHEREAS, the Final Mitigated Negative Declaration reflects the independent judgment of the City of Glendale; and


WHEREAS, the Design Review Board has read and considered the Mitigated Negative Declaration; and

WHEREAS, the Design Review Board acknowledges the findings of the Director of Community Development with respect to the preparation of the Mitigated Negative Declaration; and

WHEREAS, the Glendale Planning Division has been identified as the custodian of record for the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Design Review Board of the City of Glendale finds on the basis of the whole record, including the revised Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Design Review Board adopts the Final Mitigated Negative Declaration prepared on behalf of Design Review Case No. PDR-003152-2024 and the Mitigation Monitoring and Reporting Program attached as Exhibit A. .

Adopted this 27th day of June, 2024



Chairperson

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The following mitigation measure shall apply to the proposed Pacific BMW dealership expansion Project located at 901-919 South Brand Boulevard to reduce identified impacts to less than significant levels.

TRIBAL CULTURAL RESOURCES

TCR - 1 In the event that Native American cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting the Secretary of Interior standards, retained by the Project applicant, shall assess the find. Work on the portions of the Project's outside buffer may continue during this assessment period. The Fernandefio Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Monitoring Action: Site inspection

Timing: During all site preparation and construction activities when resources are discovered

Responsibility: Qualified archaeologist retained by the Project applicant

TCR - 2 The Lead Agency and applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during the Project.

Monitoring Action: Site inspection

Timing: During all site preparation and construction activities

Responsibility: Director of Community Development; Project applicant