



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	<u>January 9, 2020</u>	DRB Case No.	<u>PDR1916804</u>
		Address	<u>6265 San Fernando Road</u>
		Applicant	<u>Jakub Tejchman</u>

Project Summary:

The project site is approximately 187,440 square-foot (4.3 acres) in size and contains four buildings that will be remodeled and receive new additions to create a campus for general commercial office use. The following work is proposed:

Building AB (6325 San Fernando): a 6,200 square-foot addition will be built between two existing freestanding buildings built in 1968 to create a single building totaling 12,287 square feet.

Building C (6311 San Fernando): a 2,780 square-foot one-story addition will replace the industrial structure at the front of the existing 6,648 square-foot metal-clad building built in 1972. A 4,832 square foot mezzanine will be built within the envelope of the existing building.

Building D (6265 San Fernando): the existing 52,858 square foot building built in 1953 will be extensively remodeled and an area totaling 848 squarefeet will be demolished.

Building E (6231 San Fernando): a 7,789 square-foot addition will be made to an existing one-story, 2,211 square-foot commercial/industrial building built in 1921.

Environmental Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian			X			
Simonian	X		X			
Boyajyan			X			
Welch		X	X			
Totals			4	0	1	
DRB Decision		Adopt Final Mitigated Negative Declaration				

Design Review:

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

Conditions:

1. For Building AB, provide a setback of at least one foot at the west façade to create a change in plane between the masonry and stucco wall surfaces.
2. For Building AB, revise the drawings and window schedule to indicate that the existing aluminum windows will be removed and, if economically feasible, replaced with new multi-light steel sash to match the original steel sash proposed for retention. If this is not feasible, install new aluminum sash with a colorful anodized finish rather than the proposed bronze finish.
3. For Building C, eliminate the proposed stucco finish at the remodeled section facing the street (i.e. the portion with the crane) and substitute a cladding material, perhaps resembling CMU veneer or another masonry veneer, to provide greater textural and visual interest.
4. For Building D, make the following changes:
 - a. At the front façade, provide a decorative horizontal band of metal mesh (to match the mesh proposed at the front façade of Building E) at the base of the north (concrete-framed) portion of the building. At the junction between the north (concrete) and south portions of the front façade, extend this treatment vertically up to the top of the parapet.
 - b. Revise the drawings to delete the exposed stucco cladding at the south portion of the front façade and the portion of the adjoining side façade extending to the building entrance; substitute metal panel cladding or rainscreens at these areas to enhance the material palette and provide greater visual interest.
5. For Building E, revise the proposal to indicate that the CMU portion of the front façade, which is proposed to remain exposed, shall be clad with smooth stucco to match the stucco proposed for the other portions of this façade.
6. At the parking lot, provide landscaping at the triangular-shaped area in lieu of the proposed asphalt.
7. Prior to plan check submittal, revise the drawings and/or details for staff review and approval to provide:
 - a. Revised plans demonstrating how the roof top equipment will be adequately obscured from view of public rights-of way.
 - b. Window sections demonstrating the recessed window placement depicted on the renderings.
 - c. Lighting plan with details that are appropriate to the building design and with all fixtures shielded to avoid spillover onto adjacent properties.

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:

- Overall, the site planning is compatible with the project site and the surrounding area. The proposed improvements to each building will maintain the existing setback configurations for each building.
- The site planning will not significantly be altered for Buildings AB, C and D (6325, 6311, 6265 San Fernando Road, respectively), as the additions and improvements will either convert existing covered areas into floor area, or will be located at the rear, sides and behind the existing buildings.
- The site planning for Building E (6231 San Fernando Road) will change with a larger and wider foot print that follows the wide and shallow shape of the property. The remodeled building will be compatible with the site and the surrounding area.
- The reconfigured parking areas will provide enough spaces for the proposed building sizes and use and meet Code. The existing driveways and curb cuts will be maintained. If the alley vacation is approved, it will further enhance vehicular access to the site.

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:

- Overall, the proposed additions will enlarge the existing buildings but maintain the existing sense of scale and mass. The heights of the additions to Buildings AB, C and D will either match or be lower than the existing buildings. The added floor areas will be constructed at the same height and behind portions of the existing building (Building AB), be lower than the existing building and structure to be demolished (Building C); or be in keeping with the existing massing (Building D). For the latter building, a condition is provided that the applicant find an architectural solution to break up the massing at the street visible facades, which are being stripped of the existing features that help break up the building's mass.
- The additions to Building E will maintain the existing low profile and enhance the overall sense of horizontality with the flat roof and extended eaves. The long street façade will be broken up by a 36-foot wide courtyard behind a wire mesh screen that will be located at the middle of the street-facing façade.

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 proposal will help unify the disparate appearance of the buildings on the project site and create a campus-like feel appropriate to the goal of enhancing San Fernando Road as a creative corridor.
- As conditioned, the proposed design and detailing for the buildings are appropriate for the neighborhood context.

DRB Staff Member Dennis Joe

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.