



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 28, 2020 **DRB Case No.** PDR 2002294

Address 400 East Lomita Avenue

Applicant Rodney Khan

Project Summary:

The applicant is proposing an expansion of and improvements to the existing private school (Holy Family High School) consisting of two new buildings and the reconfiguration of the parking lot and playground on the 124,338 SF site, zoned R-1650. No changes to the High School building are proposed, though the existing Parish Hall and detached storage building will be demolished. This project is in conjunction with the Master Plan for the Holy Family Campus.

Design Review:

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

*Recused

Conditions:

1. Identify the location of the trash enclosure on the plans for staff review. The trash enclosure shall be appropriately screened from view.
2. Revise material palette to indicate a stone cladding material that more closely resembles the stone cladding used at the existing high school building to provide better visual integration between the two buildings.

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 improvements to the high school site includes two new buildings and reconfiguration of the existing playground and parking lot areas. While the building locations do not comply with the City's Design Guidelines of having commercial buildings at the street, based on the educational use and existing configuration of the project site with the parking lot along Lomita and Louise Avenues, the new buildings are designed to fit within the existing site plan and are appropriately located.
- The project site is a high school and the improvements include new outdoor spaces for the students, including playground areas and outdoor seating. The design incorporates outdoor pedestrian space that is integrated with the design and overall context of the project.
- The reconfiguration of and improvements to the existing parking lot will bring this area into compliance with zoning code requirements for stall widths, landscaping and back-up and will improve traffic circulation on the project site.
- The proposed landscaping improvements include new drought tolerant landscaping that is complementary to the building design. Along Lomita Avenue, there is a 7,800 square-foot grass play field area which will have a dual-use to accommodate over-flow parking as needed. As noted in the staff report, a variance was approved to allow for the reduced landscaping on the project site.
- The project includes replacing the existing perimeter chain-link fence with new fencing and gates with an overall height of 8'-0". The proposed design of these fences is appropriate, with similar fencing previously approved and permitted at the Holy Family Elementary School across the street. Based on the uses of the project site as a high-school, the perimeter fencing is appropriate as it provides the necessary safety and security that is typical of a school.
- The mechanical equipment for both buildings is located on the roof and appropriately screened.
- A condition of approval requires that the plans be revised to identify the location of the trash enclosure and that it be screened from view.

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 two new buildings comply with the height and FAR standards of the R-1650 multi-family residential zone and are appropriately designed to fit within the Holy Family Master Campus and the surrounding neighborhood.
- Similar to the massing of the existing two-story high school building, the new two-story Parish Center is an elongated, rectangular structure, with an overall height of 36 feet. On the first floor at the front of the building, a new arcade and trellis patio are incorporated into the design which helps to break up the overall massing. The south elevation of this building faces the residential properties to the rear; this building wall projects out at certain locations to meet the required minimum/average setbacks of the R-1650 zone on the first and second floors, thereby reducing the overall massing when viewed from the adjacent properties.

- The new one-story accessory building between the existing two-story High School and new Parish building is smaller in scale and has a modest rectangular shape. As designed, the mass and scale is appropriate.

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 buildings and are compatible with the existing high school building nearby.
- The exterior finish materials consist of smooth finish plaster, aluminum windows and doors, and two-piece clay tile at the roof. Translucent wall panels have been incorporated into the design of both buildings; at the rear (south façade) of the Parish center, and along the west façade of the one-story accessory building. As conditioned, all materials are of high quality and will enhance the overall design.
- The pitched roof design of the new buildings is throughout the project (3.5:12) and compatible with the existing high school building.
- The arcade and trellis features will give the design texture and variety, as well as provide desirably outdoor space for student use.
- The primary entrance to the school site along Lomita Avenue will be maintained. Walkways are proposed within the interior of the site that appropriately connect the new buildings with the existing high school building. There is an existing secondary pedestrian entrance at the corner of Louise and Lomita that will also be maintained.
- New light fixtures are proposed at the driveway and pedestrian entrances and on the building façades. The selected light fixtures are appropriate to the building design and are appropriately placed to avoid over-lit façades and avoid spillover onto adjacent properties.

DRB Staff Member Vista Ezzati, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.