



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      December 9, 2021      **DRB Case No.**      PDR 2117731

**Address**      1233 S. Glendale Ave.

**Applicant**      Shep Wainwright

### Project Summary:

The applicant is proposing to demolish the existing buildings and construct a new 75,217 square-foot commercial building (East End Studios) for a soundstage (production) use that will include two one-story soundstages attached to a three-story (plus mezzanine) ancillary office building with a rooftop deck and a new surface parking lot with 113 parking spaces. The project site is 96,043 square-feet (2.2 acres) in area with frontage on two streets: the easterly half of the project site facing South Glendale Avenue is zoned C3 (Commercial Service), Height District I, and the westerly half of the project site facing South Maryland Avenue is zoned R-2250 P (Medium Density Residential – Parking Overlay).

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian	X		X			
Tchaghayan					X	
Welch			X			
Totals			<b>3</b>	<b>1</b>		
<b>DRB Decision</b>	<b>Approve with Condition and Consideration</b>					

### Condition:

1. Provide tall landscaping at the south property line to effectively buffer the subject property from the adjacent residential property.

### Consideration:

1. Consider design revisions that would provide better integration of the stairwell volumes that rise above the roofline at the north and south ends of the front façade.

### **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 approximately 2.2-acre project-site is comprised of seven contiguous parcels, located mid-block with frontage on South Glendale Avenue and South Maryland Avenue. The new commercial building sits on the majority of the commercially zoned portion of the property facing South Glendale Avenue.
- The building is located at the front property line, with pockets of landscape planters pockets at the ground floor facing South Glendale Avenue.
- The project features a rooftop deck with patio structures on the portion of the building used for ancillary offices. The intent of this area is to provide a usable open space for employees and those conducting business on-site.
- The parking area will feature 113 parking spaces and 2 loading spaces and has been integrated with the project and the location is appropriate to the site and neighborhood context. The remodeled parking lot is proposed on the portion of the site that is located in the Parking Overlay Zone, and will also feature solar panel structures along the northerly portion.
- Vehicular access to the site will be from a new driveway along South Maryland Avenue. The existing driveways located along South Glendale Avenue will be closed and the parkways improved to the satisfaction of the Public Works Department.
- The development also includes landscaped areas adjacent to the northerly property line, in the parking lot, adjacent to the residential building to the south, and along the South Maryland Avenue frontage. The new landscaping is appropriately sized and located and complementary to the building design.
- New walls with an overall height of six-feet are proposed along the interior property lines and the South Maryland Avenue frontage. This new wall will be setback from the front property line a minimum of 10'-0" and softened with a landscape buffer providing an appropriate separation between the sidewalk and the project site. A new driveway gate is also proposed.
- The rooftop mechanical equipment will be appropriately screened from view. The trash collection area and required transformer enclosure are appropriately sited and will be located in the parking lot behind the wall and not visible. The design of these enclosures is compatible with the proposed development.

### **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 operational requirements and industry standards for the proposed soundstage (production) use typically requires that the studio spaces be large in area, and exceedingly tall, with a 50-foot overall height for the studio area a typical feature to accommodate the use.
- Along the South Glendale Avenue frontage, there are a series of setback areas at the ground-floor with built-in landscape planters and benches that break up the building

massing and provide the human-scaled environment encouraged by the Design Guidelines.

- The angled curtain wall elements along the South Glendale Avenue frontage also help to minimize the visual impact of this large building.

### **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 and application incorporated in the design reinforce the architectural concept of the new commercial building.
- The exterior finish materials consist of smooth finish concrete walls with grid-patterned score lines on the South Glendale Avenue frontage, rectangular fiber cement paneling on the rear and north façade walls to visually break up the massing in dark and light grey colors.
- The curtain walls are designed to create visual interest along the primary façade facing South Glendale Avenue and feature wood-color vertical louvers and blackened steel mullions.
- The rooftop patio structures are steel with perforated metal panels, and are appropriately integrated with the design of the building.
- The proposed walls, driveway entrance gate, trash enclosure and transformer enclosure are designed to be consistent with the building design.
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DRB Staff Member Vista Ezzati, 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.