



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 13, 2023 **DRB Case No.** PDR000931-2023

Address 127 Concord St.

Applicant Mike Diacos, Insite Property Group

Project Summary:

To demolish two existing industrial buildings (built in 1925 and 1950) and associated parking lots in conjunction with the construction of a new personal storage facility operated by SecureSpace Self Storage. The project consists of a new, five-story (50 ft. height) plus two basement storage levels, 112,216 square-foot, approximate 985-unit mini personal storage facility building (inclusive of 869 SF of office use). Seven covered parking spaces will be provided on-site, tucked underneath the south side of the building and nine-spaces are proposed across the alley. The project site is 21,345 square feet (.49 acres) consisting of three (3) separate parcels, two of which (Parcel 2 and 3) lie north of the alley and one parcel (Parcel 1) lies south of the alley. Access to the storage facility will be from the existing alley accessible from Concord Street and San Fernando Road.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff					X	
Kaskanian		X	X			
Simonian	X		X			
Tchaghayan			X			
Welch			X			
Totals			4	0	1	
DRB Decision	Approved with conditions					

Conditions:

1. Submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, should be provided for staffs review and approval prior to plan check submittal.
2. Provide details that show how the materials will wrap corners, how they will meet, and terminate appropriately.

3. That all signs proposed on the site and the building are subject to zoning review and will require a separate sign permit.
4. Submit an exterior lighting proposal including site lighting in the parking areas and exterior lighting for the new building with fixtures that are consistent with the contemporary style of the development.
5. Show rooftop mechanical equipment and required screening for staff review and approval.
6. That all proposed windows on the building shall be accurately depicted on the floor plans and correspond to the elevations and renderings.
7. Provide and key all proposed materials to a legend on the elevation drawings, which accurately corresponds to the materials board.
8. For better design integration, continue the rhythm of the metal cladding/siding shown on the building's east façade onto the south 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 site planning for the project is comparable to other large industrial developments in the city with the building footprint covering the majority of the project site, which is appropriate to the site and the neighborhood. Overall, the building's location and proposed landscaping strengthens and enhances the street edge.
- The proposed building is located close to both Concord Street and Wilson Avenue to create a streetwall that defines the street and the block; landscape planters have been incorporated into the building in strategic recessed portions of the building at the ground level and at the corner cut-off adjacent to the right-of-way to buffer and soften the appearance of the building from the street. Additionally, appropriate landscaping is proposed at each parking lot in compliance with the Zoning Code.
- Generous ground level glazing is proposed at the Concord Street façade of the project, including storefront windows and glass entry doors for the leasing office. This will enable vision into the leasing office – appropriate to the site and the neighborhood.
- Access to the parking lots will be via the existing public alley adjacent to the property. Seven on-site parking are provided in a covered area underneath the building's south side, and nine parking are provided across the alley.
- Mechanical equipment, including trash areas and transformer room, are located within the enclosed building, appropriately screened from view.

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 scale and mass of the building is appropriate and designed to fit within the neighboring context and consistent with the other industrial buildings. The building's proportions and transitions are appropriate to the site and the neighborhood.
- From Concord Street and Wilson Avenue, the mass of the project is mitigated with the use of glazing, and landscape planters located within the recessed portions of the building on the ground level as well as the use of various building materials and finishes including metal paneling and smooth and split face masonry concrete block.
- The building's massing is broken up by recessed building forms, especially at the ground level, breaks in wall planes, corner cut-off, window treatment, and color combination, which helps avoid long horizontal facades and minimizes a boxy outline.
- The building's contemporary design includes a variety of architectural elements including metal panels and glazing to help enliven the building's appearance. The proposed palette of materials (e.g., metal cladding, glass, smooth and split face concrete masonry block) and color combination help to reinforce

the reading of different volumes and articulates the building, complementing the site and the neighborhood.

- The proposed building is five stories with two basement levels and an overall height of 50 feet measured to the top of the parapet, which complies with the maximum height of 50 feet allowed per zoning code regulations.
- The proposed use is a personal storage facility in an industrial area of the city, adjacent to Concord Street and Wilson Avenue, one block east of a major arterial (San Fernando Road). The scale and proportion of the project are appropriate. The façades are largely in the same vertical plane, with recessed volumes located along the street-facing frontages that include landscaped areas adjacent to the sidewalk. Also, the southwest corner is designed with an appropriate break, recessed from the corner, and features a recessed vertical window-wall on one side and split face concrete block on the opposite side. This design approach avoids a monolithic corner, thereby reducing the perceived mass and scale of building as viewed from the street.
- Overall, the “blockiness” of the massing, which is typical of large storage buildings is mitigated by the use of combination of colors and materials, breaks in wall plane, recessed forms and landscape planters incorporated into recessed portion of the building on the on the ground level. These features help soften and enhance pedestrian activity, physical attractiveness of the street, and also help avoid overbearing, elongated building at the street façades.

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:

- The project is contemporary in style and building materials used, including metal paneling, windows with aluminum mullions, and smooth and split face concrete block with different color combination helps re-enforce the building’s design. For better design integration, the Board conditioned the project to continue the rhythm of the metal cladding/siding proposed on building’s east façade onto the south façade. Also, as conditioned by the Board, all proposed windows shall be accurately depicted on the floor plans and correspond to the elevations and renderings.
- As conditioned, that the applicant shall submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, should be provided for staffs review and approval prior to plan check submittal.
- Entry access to the leasing office is designed with a storefront appearance, appropriately integrated into the building’s ground level, adjacent to the sidewalk, providing a focal point, which promotes pedestrian activity.
- The drawings do not identify exterior lighting on the building façades. As conditioned, the applicant will be required to submit a lighting proposal to include exterior lighting for the new building and the site (including parking areas) with fixtures that are consistent with the contemporary style of the building.
- The elevation drawings depict wall signs on the building façades. All proposed building signage shall be required to comply with the provisions of GMC 30.33; separate review and sign permits will be required.
- The exterior finish materials consist of alternating bands of dark and lighter gray smooth and split face concrete blocks, ribbed metal panels in light gray and earth tone color combination and glazing, appropriately complementing the site and the neighborhood.

DRB Staff Member Milca Toledo, Senior 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 projects 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.