

August 3, 2023

Project: East End Studios / 5426 San Fernando Rd
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Glendale Planning Department

Reference: Glendale Design Guidelines Compliance/ Narrative
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GCCDG CHAPTER 4 – SUBURBAN CORRIDOR – SITE PLANNING - SECTION A. - BUILDING LOCATION & SECTION B. - USABLE OPEN SPACES

The project is in a Suburban Corridor along San Fernando Road in an Industrial Mixed-Use zone with medium-density residential along the eastern property line. The proposal maintains and protects all the existing street trees and landscaped strips along the sidewalk. Employee / Emergency vehicle access to the site will be via Milford St. and California Ave. Passenger drop-off will be at the San Fernando entrance at the office building. The entire frontage along San Fernando Road is landscaped to enhance the pedestrian experience. The main office building is located along the property line at San Fernando Road and is located at a higher elevation along San Fernando Road but with the use of a tiered planter design enhances the pedestrian experience. See site plan SI.AS.100

People arriving by public transportation will be able to access the site via an accessible ramp/passenger drop-off area along San Fernando Road. An accessible path is provided from the public sidewalk to the main entrance of Building 1. A larger landscape area with seating is provided for public use at the northwest corner, adjacent to the parking structure.

GCCDG CHAPTER 4 – SUBURBAN CORRIDOR – SITE PLANNING - SECTION C. - ACCESS AND PARKING

Employee vehicle entry will be via Gate-A/C and egress will be from Gate-B/C. Gate-A provides two lanes with a 3-vehicle queue depth and Gate-C is a 5-vehicle queue depth. Studio truck access is via Gate-A/C. Most of the parking will be centralized in the parking structure with additional surface parking stalls spread throughout the site. All sidewalk paving and landscape will remain in place. Stormwater management is via LID planters located along San Fernando Road. See site plan SI.AS.100

GCCDG CHAPTER 4 - SUBURBAN CORRIDOR – SITE PLANNING - SECTION D. – LANDSCAPING AND RETAINING WALLS

Landscaped stepped planters are provided along San Fernando Road with an additional corner park at the intersection with Milford St. The Parking structure has a landscape buffer along public-facing elevations. A small landscape strip is provided along Milford St. to soften the edge.

The retaining walls along San Fernando Road are blended into the design by using stepped planters. See SI.A1.101.A

GCCDG CHAPTER 4 - MASS AND SCALE - SECTION A. – H.

The mass of the office building is broken up into a series of masses that incorporates balconies to soften the edges. The parking structure is similar in scale to the adjacent property to the north. The soundstages were moved inwards away from southern and eastern properties to reduce visibility from adjacent properties. The property lines are lined with trees to soften the edges and transition the soundstage scale. The soundstages have very specific layouts and height requirements that limit height variation in these types of buildings. See SI.A2.101.

GCCDG CHAPTER 4– DESIGN AND DETAILING - SECTION A.

The main office building is well designed with the use of mass variation and material transitions throughout. The façade consists of metal, glass, and plaster. Terraces are provided at each level to engage the users to the exterior. The entrance to the building is marked with the use of a canopy near the ground and glass on the vertical face of the building.

The parking structure elevations have metal panel cladding to soften the concrete mass in addition to the landscape area along the base of the buildings.

Soundstages are required to be concrete boxes to meet performance criteria. Building 2 is the only stage that is located along the public right-of-way along Milford St. The edge is softened with a landscape strip with a small break in mass at the midpoint. A LID planter is located along this edge which also compliments the pedestrian experience. Both soundstages have a wide buffer to the property line in addition to the trees that run the entire length of the east and south property lines.

To soften the transition from the neighboring residential zone to the site's commercial zone, there is a landscape buffer of trees and planting. Buildings 2 and 3 are setback from the interior lot lines by over 48-feet on the east side and over 62-feet on the south side. These large setbacks provide increased access to sunlight, breezes, and views as well as buffer between the two zones.

GCCDG CHAPTER 4 – DESIGN AND DETAILING - SECTION F. – ENTRYWAYS

The campus is a secure environment restricted to badged employees and prescreened visitors. The office building entryway is marked by a change in materials to indicate the entry point at the passenger drop-off area. See SI.A1.101.A

GCCDG CHAPTER 4 – DESIGN AND DETAILING - SECTION I. – WALL THICKNESS

The office building has a deep trim around windows to provide depth and shadow to the elevations. The soundstages do not have windows.

GCCDG CHAPTER 4 – DESIGN AND DETAILING - SECTION J. – COLOR

The design of the building is sensitive to the need to create a palette of colors and materials that work well together and complement the building and site design. Highly reflective materials and colors, especially those that produce glare, will not be used in the design. Garish colors, overly bright colors, nor large expanses of dark color surfaces will be used in the design. See Exterior Elevations on sheet B1.A2.102 for the proposed color palette.

GCCDG CHAPTER 4 – DESIGN AND DETAILING - SECTION K. – PAVING MATERIALS

The paving material at the passenger drop-off will enhance the pedestrian experience from the public right-of-way to the entry door. Internally, due to the vehicle truck weight, the surface material will be asphalt and un-permeable because all surface water runoff must be treated.