CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD

DESIGN REVIEW STAFF REPORT – COMMERCIAL / INDUSTRIAL / MIXED USE

July 13, 2023 *Hearing Date*	**127 Concord Street** *Address*
Design Review Board (DRB) *Review Type*	**5638-007-028, 5638-007-032 & 036** *APN*
PDR-000931-2023 *Case Number*	**Mike Diacos, Insite Property Group** *Applicant*
Milca Toledo, Senior Planner *Case Planner*	**Charles Brown** *Owner*

Project Summary
The applicant is proposing 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.

The project site is 21,345 square feet comprised of two contiguous parcels and two, approximately 100 square-foot parcels across the alley. Currently the site is developed with two industrial buildings and associated asphalt parking lots – all proposed to be demolished in conjunction with the construction of a personal storage facility operated by SecureSpace Self Storage. The project consists of a new, five-story plus two basement storage levels, 112,216 SF, approximate 985-unit personal storage facility building (inclusive of 869 SF of office use), and providing seven on-site parking spaces and nine-spaces across the alley, including one handicapped parking space

Environmental Review
The project is determined exempt from CEQA review as a Class 32 “Infill Development” exemption pursuant to Section 15332 of the State CEQA Guidelines; the Project meets all the conditions for an in-fill development project. The project will have a parking deficiency,

parking is not a category of environmental impact under CEQA for which analysis is required.

Existing Property/Background
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 developed with two industrial buildings and associated parking lots. The site is bounded by Concord Street to the east, Wilson Avenue to the north, and a 20-foot wide public alley mid-block separating the parking lot to the north from the south parking lot. The project site currently features an existing 16,772 square-foot single-story industrial warehouse building constructed in 1950 located north of the alley addressed as 127 Concord Street and a 1,207 square-foot single-story industrial building constructed in 1925 located south of the alley addressed as 111 Concord Street. Both buildings are vacant and not occupied by a tenant. These buildings do not meet any criteria for historic designation at the national, state, or local level, and will be demolished as part of the project.

Staff Recommendation
Approve with Conditions

Last Date Reviewed / Decision
First time submittal for final review.

Zone: IMU - Ind./Comm'l Mixed Use **Height District:** N/A

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
On January 5, 2023, the Planning Hearing Officer approved with conditions Parking Reduction Permit Case No. PPRP2207900 to allow the construction of a new personal storage facility operated by SecureSpace, providing seven parking spaces on-site and nine-spaces across the alley, including one handicapped parking space. And the project does not provide any code-compliant loading spaces. However, three of the seven proposed on-site parking stalls are larger than a standard parking stall where 112 parking spaces and seven loading spaces are required associated with the construction of the new, five-story plus two basement storage levels, 112,216 square-foot personal storage facility building.

Site Slope and Grading
The site is relatively flat. Grading in conjunction with the proposed project involves 7,550 cubic yards (cut).

DESIGN ANALYSIS

Site Planning
Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Located at or near front property line
- ☐ Conforms to prevailing setbacks on the street
- ☐ Maintains appropriate sidewalk width

Usable Open Space
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Incorporates outdoor pedestrian space
- ☐ Integrated with design and overall context
- ☐ Appropriate relationship with adjoining properties

Access and Parking
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Parking location is appropriate to the site and its neighborhood context
- ☐ Appropriate pedestrian and vehicle access points
- ☐ Appropriate service and loading locations
- ☐ Landscape screening for street-facing parking
- ☐ Techniques employed to reduce stormwater runoff
- ☐ Decorative or colored paving to delineate pedestrian areas

The proposed driveway location and access to on-site parking is from the existing alley have been reviewed by the City's Public Works Traffic staff.

Landscape Design
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Complementary to building design
- ☐ Appropriately sized and located

.

Walls, Fences, and Retaining Walls
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
- ☐ Minimize use whenever possible
- ☐ Use decorative material to complement building and/or landscape design
- ☐ Provide landscaping to minimize visual impact

Screening
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Mechanical equipment appropriately screened

☐ Trash bins appropriately located and screened

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.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Appropriate proportions and transitions

☐ Articulation, solid/void balance, and open space relate to predominant pattern

Building Relates to Existing Topography

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Form and profile follow topography

☐ Alteration of existing land form minimized
☐ Retaining walls terrace with slope to minimize height

Consistent Architectural Concept
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Concept governs massing and height

Scale and Proportion
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Articulation avoids overbearing forms
☐ Appropriate solid/void relationships
☐ Entry and major features well located

Massing
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Larger masses broken into separate volumes
☐ Long, unbroken street walls avoided
☐ Visual impact of larger building minimized

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 buidling is appropriate and designed to fit within the neighboirng 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 avoids long horizontal facades and minimizes a boxy outline.
- The architectural concept is consistent along all elevations, which is paramount given that the building will be visible from all sides. 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.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Consistent architectural concept
☐ Proportions appropriate to project and surrounding neighborhood
☐ Appropriate solid/void relationships

Entryway

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Well integrated into design
☐ Location promotes pedestrian activity
☐ Design provides appropriate focal point

Storefronts and Windows

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

☐ Maximize transparency at ground floor
☐ 12-15' floor-to-floor height at ground-floor is encouraged
☐ Coordinate design with overall style of building
☐ Use durable materials for windows, such as aluminum or steel

☐ Locate security gates/grilles inside commercial spaces, preferably set back from storefront

Awnings and Canopies
☐ **yes** ☒ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Integrate awnings and canopies into overall building design
☐ Avoid long treatments spanning multiple openings
☐ Back-lit awnings are not allowed

Lighting
☐ **yes** ☐ **n/a** ☒ **no**

If "no" select from below and explain:
☒ Light fixtures are appropriate to the building design
☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

The drawings do not identify exterior lighting for the building and the site including the parking areas. A staff recommended condition will require submittal of a lighting plan and a cut sheet of the fixtures proposed for the new building and the site, including the parking areas for staff review and approval.

Finish Materials and Color
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Textures and colors reinforce design
☐ High-quality, durable materials used, especially facing the street
☐ Materials appropriately enhance articulation and façade hierarchies
☐ Wrap corners and terminate cladding appropriately
☐ Cladding is well detailed, especially at junctions between materials
☐ Foam trim, finished on site, is prohibited

Paving Materials
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Decorative material at entries/driveways
☐ Permeable paving when possible
☐ Material and color related to design

Roof Forms
☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:
☐ Configure roofline to provide visual interest and deemphasize mass

☐ Roof forms are consistent with overall design
☐ Continue roofs and parapets around building or terminate in logical manner

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. Overall, the proposed materials and finishes incorporated within the design reinforce the architectural concept of the industrial building.
- As condtioned, 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 contemporarty style of the buidling.
- 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.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions.** This determination is based on the implementation of the following recommended 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.

Attachments

1. Reduced Plans
2. Photos of Existing Property & Neighborhood
3. Location Map
4. Parking Reduction Permit (Case No. PPRP2207900) decision letter
5. CEQA Class 32 Exemption