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Received by Planning on April 5, 2024

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**RE: CPC – 2022 – 1981-CU – DRB – SPP – SPR [16830 Devonshire Street] Specific Plan
Response**

Renata,

Below you will find the responses to the comment letter for the Specific Plan comments that was sent to our team on October 4, 2023. Our responses go as follows:

Landscaping, Setback & Screening

- 1) *Bring it into compliance. Plan shall include a complete landscape, irrigation, and planting plan and shall include a plant legend keyed to the plan using symbols and listing the quantity, botanical name, common name, size at planting, size at maturity, and time to maturity of all proposed plantings. The plans shall identify fencing, gates, mechanical equipment enclosures, and all other exterior structures.*

Plans conform to the comments. A full CD set has been provided with all City of Los Angeles calculation.

- 2) *Show all the street trees. Show max number that can be provided while accounting for spacing, driveways, utilities if any.*

Street trees have been added to empty tree wells along Devonshire. The sidewalk along the building frontage is too narrow for trees. The trees have been placed at the back of sidewalk and the building.

- 3) *Show how roof equipment is screened or show how it is setback far enough to not be visible. Must also show solar on roof in compliance with green building code.*

The rooftop equipment (including solar) will be located to be screened with parapets around the building.

- 4) *Open areas devoted to trash storage, or other storage shall be located, buffered and maintained so as to not create negative impacts to any adjacent properties including from noise and debris.*

This has been revised on the current Site Plan. All trash storage/additional storage areas have been buffered by landscaping to not have any negative impacts on the residential community or adjacent property owners.

- 5) *The chain-link/mesh material used along the Garden Center's Street façade is a prohibited material. Need to re-design.*

There is no longer any chain link as on this project. Now we have designed a three layer fencing design. The first layer is an expanded metal security mesh. On top of that is a series of vertical decorative fence elements that create a rhythm to the elevation. Finally, in certain areas in front of that decorative fence component we have also included trellises that enhance the aesthetics of the building as well as bring the elevation designs down more to a human scale.

- 6) *10% of the parking lot shall be landscaped. Need to show the math here.*

The landscaping plan has been revised to incorporate 10% throughout the site. Shown in detail on the revised Combined Plan Set.

- 7) *Has the project team started the LID process yet for stormwater runoff?*

LID Plan to be provided as a part of the submittal package with proposed BMPs and associated calculations.

- 8) *Show the wall that is required. Design something that is within the Spanish Colonial Revival Style.*

The wall design is using a color palette based on the Spanish Colonial revival style. It is accented with corner elements, cupolas, vaults, arches, trellises, and terra cotta roofing elements all that accentuate and enhance the Spanish Colonial revival style of the project.

- 9) *Make pedestrian paths more promenade and protected.*

The Pedestrian path has been designed to stand out to the community as well as promote connectivity throughout the proposed Home Depot site to the main street. Please see attached Combined Plan Set.

Design

- 1) *Please meet the 15 ft break between the two main facades.*

The design requirement states that, "The street frontage facade at the ground floor shall have a break in wall surface by a window, pedestrian entrance, or architectural feature, at least every 15 feet horizontally." Please see the update elevations to see the added design elements. The garden center fence has been updated to have vertical design elements continuously along this surface to enhance this elevation. We have also layered trellis elements to further add to the architectural features. There are also corner elements, breezeways, trellises, and design arches that were added to meet this requirement.

- 2) *Show material to meet this requirement for stamped concrete.*

This has been revised on this Site Plan.

- 3) *Show compliance; Materials on Garden Center façade do not meet this.*

The design requirement states that, "All exterior window bars and security gates shall be consistent with the Spanish Colonial Architectural style or other architectural style". Please see the update elevations to see the added design elements. The garden center fence has been updated to comply with this requirement. There is now a three-layer fencing design. The first layer is an expanded metal security mesh. On top of that is a series of vertical decorative fence elements that create a rhythm to the elevation. Finally, in certain areas in front of that decorative fence component we have also included trellises that enhance the Spanish Colonial

architectural aesthetics of the building as well as bring the elevation designs down more to a human scale. We have also updated the main Garden Center façade with stone elements as well as a terra cotta roofing tile entrance.

- 4) *Windows shall not be covered with material. Windows on Garden Center are not compliant.* The design requirement states that, “Windows shall not be covered with any type of material including but not limited to lattices, paper or plywood.” There are no windows at the garden center. Everything is open air space.
- 5) *Pedestrian Paths with shade trees is needed. From west (through parking lot) and from north (street).*
This has been incorporated on the Landscape plan.
- 6) *We will discuss signage separately from other Specific Plan topics. Please show calculations of how signs comply with parameters of Section C so I can review further.*
The Conceptual Signage package has been included within this submittal.

Appendix A

- 1) *Please look at the attached “Guidelines - El Pueblo Viejo District, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987, updated 2007” which is referenced in the Design Guidelines for Granada Hills as an example of the style the community is trying to achieve.*
The design team reviewed the “Guidelines – El Pueblo Viejo District, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987, updated 2007” when addressing the revisions to the site plan and City comments.

Section 1 – Landscaping

- 1) *Please incorporate some of the elements listed here into your hardscape plan. There is an opportunity to get creative with the Garden Center.*
Some of the elements listed below have been included into the building design, specifically around the front apron, the entry, and along the garden center. Some of those elements are using appropriate materials (stone accents) while avoiding reflective exterior finishes. We have also included tower elements, vaults, windows, metal work, cornices, and arcades at the front entry. We have also included columns, trellises, metal work, arches, and cornices around the building, specifically focusing on the front elevation, both side elevations and at the garden center.
- 2) *Please show compliance with this by showing calculations in the plans.*
Calculations are on Sheet L1.01

Architecture and Design

- 1) *Please review the materials here. The materials used on the proposed building are not appropriate and do not comply with these guidelines.*
The Guideline 11 design requirement states that, “Emphasize the use of materials such as stone, adobe, brick, or stucco for exterior surfaces wherever possible. Reflective exterior material finishes, or glazing should not be utilized. Stucco surfaces should be treated in a flat manner to create a relatively smooth tactile surface, suggestive of a masonry structure behind.” Please

see the updated elevation. We have added more of the desired materials, particularly stone, as well as eliminated reflective exterior material and glazing.

The Guideline 12 design requirement states that, “Iron work Use: When appropriate, in projects of Spanish Colonial and complementary architectural styles, use decorative iron work for window and door treatments, or other architectural.” Ironwork elements have been added at the main store entrance.

2) *Projecting cupolas towers, chimneys are encouraged. Please redesign the tower features proposed to align with the Spanish Colonial Revival style.*

The Guideline 15 design requirement states that, “Architectural Projections: Projecting cupolas, towers, and varied chimney forms are encouraged; in many cases such roof projections can be used to house ventilation and other rooftop equipment from view.” The corner tower features, and main entrance tower features have all been redesigned to be more in alignment with this design guideline.

3) *Please review the features here and redesign them to incorporate.*

The Guideline 16 design requirements states that, “Buildings should use multiple architectural details to maintain and enhance the traditional, Spanish Colonial architectural style.

Architectural details can include:

- i. Lintels
- ii. columns, piers, and pilasters
- iii. cornices and entablatures
- iv. paseos
- v. arcades and loggias
- vi. balconies
- vii. exterior staircases
- viii. metal work, such as wrought iron lanterns and sign brackets
- ix. awnings

Please see the updated elevations. The new updated elevations include columns, piers, pilasters, cornices, arcades, metal work and awnings.

The Guideline 20 design requirements states that, “All projects should incorporate decorative awnings that complement the building design to provide shade for pedestrians. Awning colors should not be bright or harsh, and the awning design and color should complement the building design and provide shade for pedestrians. Please see the updated elevations. The main store entrance is a rather large awning that provides shade for pedestrians. The color and material also is in line with the rest of the building design.

The Guideline 21 design requirements states that, “Arches, arch ways or vaults should be used. Careful consideration should be given to the wall surface above the arch, so that sufficient wall surface is present between the key to the arch and the next architectural element above. A barrel vault or single curved arch style should be used instead of a pointed or groined style. Generally, arches should spring from traditionally detailed columns, piers, or pilasters. Please see updated elevations. The main entrance has been redesigned to now include archways that spring from traditional columns per the guidelines. We have also added surface arches on the side elevation to continue this same language or arches around the building façade.

4) *Windows and doors do not meet these guidelines. Please redesign.*

The Guideline 17 design requirements states that all windows and doors should be recessed from the building facade to suggest the thickness of traditional masonry wall surfaces. The following elements may be incorporated into exterior window and door design:

- i. Windows
- ii. Rectangular
- iii. Casement
- iv. Fixed
- v. Stained or leaded glass
- vi. Arranges singularly Arched/rectangular tops.
- vii. Decorative bars

Unfortunately recessing the doors or using the above design elements on the doors would affect the store's operations and security. For the building to operate safely and without theft, the doors need to remain as drawn so all alarm and life safety components can function properly while meeting all building codes.

The Guideline 18 design requirements states that, "Materials used for door and window frames, and for door and window mullions, should be of wood or traditional metal, such as iron. Untreated or anodized aluminum is not appropriate." Unfortunately changing the material of the doors would affect the store's operations and security. For the building to operate safely and without theft, the doors need to remain as drawn so all alarm and life safety components can function properly while meeting all building codes.

The Guideline 19 design requirements states that, "Large expanses of glass should be broken up in a manner which is compatible with the scale of the building." There are no large expanses of glass on this project.

5) *Show compliance by providing details in the landscape and hardscape plan.*
Site plan has been revised to show compliance for this guideline.

6) *Surface Permeability. Bio-swaales and permeable ground surfaces are encouraged to replenish groundwater reserves. Please re-examine materials and landscaped areas and initiate the LID compliance process with LASAN to ensure you are maximizing water recapture opportunities. Can a bioswale design be included in the landscaped setback area?*
LID Plan to be provided as part of submittal package with proposed BMPs and associated calculations.

Appendix B

1) *Provide hedges, vines, or vertical green walls along the edges of the project, on trellises or at property lines and yards, utilizing one or more of the following preferred species identified for their suitability and resilience in an urban context.*

Appendix B has been reviewed and the plan utilizes plants from the list.

On behalf of our client Home Depot, we wanted to thank you for taking the time to review our resubmittal package for this project. Should have any questions regarding the project or our answers to the comments listed above, please do not hesitate to contact me directly.

Thank you,

Cassandra Permenter

CASSANDRA PERMENTER
PROJECT COORDINATOR
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