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March 7th, 2024

Renata Ooms
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RE: CPC – 2022 – 1981-CU – DRB – SPP – SPR [16830 Devonshire Street] Application Response Letter

Renata,

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

Pedestrian – First Design

1). *Explore opportunities to move a larger part of the building to face the street and locate the parking to the back or in an adaptable parking structure (turning the building 90 degrees and parallel to the sidewalk – check 4905 Hollywood Blvd as an example).*

The Home Depot Team has explored this option. However, we do not believe this would promote the Design Guidelines of the Specific Plan. Additionally, the back of our store is utilized for product deliveries. It is our opinion that having that side of the building would be more appealing to the Granada Hills community and would be more visually appealing to the street.

2). *Provide a pedestrian pathway through the parking lot from Balboa to the Store's entrance.*

A pedestrian pathway has been provided on our Site Plan to promote connectivity throughout the Shopping Center.

360 – Degree Design

1). *Rethink the street facing façade. Consider opening the Garden Center more to the street and design it to be pedestrian oriented with direct visual and physical connections to the abutting public rights-of-way. Select materials and develop façade details based on specific plan to create sense of place.*

The Garden Center has been moved forward in the site plan to create more engagement with the pedestrian passing through the site. The fence materiality was redesigned and upgraded to allow more visual connection into the garden center than the standard mesh fence that is the Home Depot

prototype. There were also several trellis areas added to create more of a human scale space for the pedestrians both on the front and side of the garden center.

2). Wrap the same design treatment proposed along Devonshire Street around the corner and continue along the project façade facing the parking lot.

The design treatments have been updated to show similar design language for the facade facing Devonshire Street and the parking lot façade. Both facades have an upgraded fence design, with trellis elements to both enhance the aesthetics as well as the human scale component of these designs.

3). Design the project and site layout to respond to nearby residential uses and to reduce exposure to nuisance. Utilize landscaping and/or berms to buffer the residential uses from nearby nuisances like trash enclosures, loading areas and lumber pads.

The Site has been redesigned to utilize landscaping to buffer the residential zones adjacent to the proposed Home Depot. Please see the revised Landscape Plan for details.

4). Provide additional cart space areas in parking lot especially further way from building.

Additional cart corrals have been added throughout the Home Depot parking lot, further away from the building.

Climate – Adapted Design

1). Propose street trees.

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.

2). Indicated LID compliance on the plans.

LID Compliance provided – See LID Plan with associated calculations per City of LA LID Manual.

3). Provide bioswales and other green stormwater solutions in the parking lot areas to soften up the asphalt treatment and provide additional permeability.

Biofiltration to be provided as able per geotechnical report.

4). Indicate the size of the tree wells. Where possible, provide green medians.

No new tree wells are proposed.

5). Provide solar on the roof.

This project will be designed to have rooftop solar as required by code.

6). 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.

All plant material has been cross reference with the Guidelines – El Pueblo Viejo District, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987, updated 2007.

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
LARS ANDERSEN & ASSOCIATES INC.