

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 11, 2015 DRB Case No. PDR 1429829  
 Address 129-133 West Los Feliz Road  
 Applicant Armen Tatevossian

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer			X			
Charchian					X	
Malekian			X			
Simonian					X	
Mardian			X			
Totals			3			
<b>DRB Decision</b>		Approve with conditions.				

### Conditions:

1. Revise proportions of stucco “frames” surrounding curtain wall areas to regularize the widths of the vertical and horizontal wall areas and create a more balanced appearance.
2. Furr-out the stucco “frames” to create a deeper (6-12”) recess for the curtain wall system.
3. Revise the design of the larger horizontal bands to terminate them at the window jambs, eliminating the proposed corner wrap.
4. Increase the width of the metal-clad vertical elements that frame the three-story entry bay and the smaller entry surround to enhance the proportions of this area.
5. Provide details depicting attachment methods for the horizontal bands and “eyelids”.
6. Study lighting of each interior space located behind the three-story curtain wall area around the main entry. Develop lighting plan to ensure relatively even light levels and avoid dark areas that would detract from the building’s nighttime appearance.
7. Introduce evergreen ground-cover and shrubs at the north and south planting areas as appropriate to the respective area’s sunlight levels and to ensure landscape color during dormancy period of proposed grasses.
8. Submit lighting plan that includes all exterior light fixtures.

### Considerations

1. Consider applying metal cladding at pharmacy bump-out on the west façade to match cladding at vault structure at south façade.
2. Consider incorporating a monument sign if multiple tenants request Code-allowed signage.

**Site Planning:** *The proposed medical office building will fit appropriately on the site and into the neighborhood context. The parking and ancillary building features (lobby, elevator shaft, stairwells, transformer room, etc) essentially span across the site on the ground floor, while the rectangular building above is pulled back from all property lines. The required sidewalk easement and power pole clearance result in a landscaped front setback of approximately 15 feet along the westerly half of the front façade and additional relief from the street. At the rear, a landscape planter with shade trees provides a buffer between the at-grade parking and the residential buildings to the north. As conditioned, the landscape plan shall be drought-tolerant and complementary to the design of the project.*

**Mass and Scale:** *The mass and scale of the proposed three-story building is appropriate to the site and the surrounding neighborhood. The height of the project is consistent with zoning and provides an appropriate transition between the taller hospital to the south and the multi-family residential neighborhood adjacent to the north. Well-articulated elevations and building setbacks at the upper floor on all elevations effectively help reduce the massing of the building.*

**Design and Detailing:** *As conditioned, the design and details of the contemporary project provide a cohesive architectural vocabulary that is expressed throughout the project. The finishes and materials used reinforce the streamlined, contemporary style of the building.*

**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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Vilia Zemaitaitis

