



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	<u>September 26, 2019</u>	DRB Case No.	<u>PDR 1824005</u>
		Address	<u>129 – 133 W. Los Feliz</u>
		Applicant	<u>Khan Consulting, Inc.</u>

Project Summary:

The applicant is requesting approval for a 5-story, 57,350 square-foot medical congregate care living facility with 70 subterranean parking spaces. Automobile access to the site is proposed from a circular driveway from Los Feliz Road. A ramp leading to the subterranean parking is located in the western portion of the site. The first floor of the project contains common and administrative uses, including a lobby, dining room, kitchen, pharmacy and offices. The second through fifth floors mimic each other. Each floor contains 18 bedrooms, most of which are double occupancy, and a common sitting area in the center. A roof deck, which includes sitting and recreation areas and garden plots is set in from the edges of the building and will be surrounded by artificial turf and trees.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	x		x			
Benlian			x			
Boyajyan			x			
Simonian			x			
Welch		x	x			
Totals			5	0		
DRB Decision	Approve with conditions.					

Conditions:

1. All materials used to face the building facades of the project shall terminate at inside corners of the building.
2. The applicant shall provide details where different material interface at the building façade.

Considerations

1. Install specimen landscaping on either side of the walkway leading to the entrance adjacent to Brand Boulevard as well as in pots on both sides of the two entrance doors entering the lobby.
2. Install a coffee bar on the roof deck.

Analysis:

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 project is sited close to Los Feliz Road, similar to existing development along the block of this street.
- The project is set back 30 feet from the north interior property line adjacent to existing multi-family development, which complies with Zoning Code requirements and provides a significant buffer between the two uses as well as usable outdoor space for residents of the congregate care facility.
- The project includes a circular driveway, which is appropriate for the use of the site as a congregate care facility and provides required on-site parking in a subterranean parking garage configuration.
- The project includes a large open space area for residence on the roof of the building.

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:

- While the project is larger than adjacent buildings, it is generally consistent with the standards contained in the Zoning Ordinance and similar in scale to several existing buildings in the area, including Glendale Memorial Hospital and the relatively new mixed-use building located at San Fernando Road and Los Feliz Road.
- The project is setback a minimum of 30 feet from the northern interior property line (adjacent to existing multi-family development), which helps mitigate its mass in relation to the adjoining properties at the rear.
- The mass of the rectangular-shaped building is effectively reduced through the use of subtle changes in building plane and architectural features which break the building into smaller horizontal and vertical volumes.

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 steel trowelled smooth-finished cement plaster, composite wood paneling, metal paneling and anodized aluminum doors and windows, re-enforce the design.
- As conditioned, facing materials wrapping the building will terminate at inside corners of the building.
- As conditioned, the applicant shall provide detailed drawings where different materials meet to ensure the junctions are appropriately treated.

DRB Staff Member

Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.