



**OFFICEUNTITLED**

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DRB Project Number: PR-2022-007155

Application Number: SI-2022-02196 – SITE PLAN

1921 Bellamah Ave NW  
DRB Hearing 02, 12/21/2022  
IDO Comments Response/Confirmation

**5-11(E)(1) Ground Floor Clear Height**

In any Mixed-use zone district in UC-MS-PT areas, the ground floor of primary buildings for development other than low-density residential development shall have minimum clear height of 10 feet.

Proposed clear heights throughout the ground floor are between 15'-0" and 17'-0" to the underside of structural slab.

**5-11(E)(2) Façade Design**

**5-11(E)(2)(a) General**

1. Façades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.

The ground floor has been designed with an extended shading canopy which serves to modulate the building mass, provide a pedestrian-scaled entry to the project, as well as passively shade the interior spaces, which have been provided over 57% clear, non-reflective/mirrored storefronts to activate the street. Further pedestrian-scaled elements include a vertical arcade which supports the shading canopy, and breaks down the length of the ground floor façade. Lastly, the canopy sits beyond an open pedestrian plaza, offering a welcome arrival to guests and public entering or using the building or its commercial tenants.

2. Each street-facing façade shall incorporate at least 2 of the following features along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet. (See figure below for examples.)

Four (a,b,c,d) features have been provided.

a. Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor. Storefront windows sill is at finished floor level.

b. Windows on upper floors.

The guestroom floors on levels 02-04 are provided with floor-to-ceiling glazed openings across approximately 85% of the facades. The uppermost level 05 has meeting space and restaurant uses along the Bellamah façade, with approximately 51% of the façade provided with floor-to-ceiling glazing.

c. Primary pedestrian entrances.

Primary pedestrian entrances/operable façade openings are provided every 40' across the façade, serving either commercial retail tenants or hotel uses and providing access to the open plaza along Bellamah.

d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.

A shade canopy with supporting arcade at the ground floor is provided across the entire activated frontage along Bellamah. Further shading is provided on guestroom floors (levels 02-04) via offset cantilevered floors, which provide self-shading to guestrooms. The patinated, perforated metal screens further provide shading to the guestroom floors while preserving views from within the building interiors.

e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

No sun shelves are proposed, however the overhang depth at all floors has been calculated to allow low-angle winter sun to penetrate interior spaces while shading during high-angle summer months.



f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

3. Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features. (See figure below for examples.)

At least three (a, c, d) features have been provided.

a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.

Wall plane changes of 5'-0" occur at levels 02-04 across the entire façade, with 20% of each floor length being recessed, another 20% projecting, and the remaining 60% transitioning at an angle between the two. Wall plane changes of 5'-0" occur at level 05 across the entire façade, with approximately 40% being recessed, 20% protruding forward, and the remaining 40% transitioning at an angle between the two.

b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.

The ground floor is comprised of a palette of board-formed concrete, patinated metal panel, and clear glass which alternates/transitions approximately every 28'-0", or within each bay of the shaded arcade along Bellamah. The guestroom floor materials are predominantly clear glass, but have a perforated, patinated metal panel screen in front which, through a changing angle of placement, provides a transition between predominantly clear glass façade materiality to perforated screen materiality. The upper level 05 material palette of cleft stone cladding and clear glass transitions approximately every 40'-0" across the entire façade.

c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.

Ground floor contains a protruding arcade column roughly every 28'-0" along the length of the façade, between approximately 17'-6" and 5'-0" in front of the storefront façade. Also, guestroom floors on levels 02-04 contain significant cantilevered sections which provide self shading and depth along the façade on approximately 40% of its length.

d. Three-dimensional cornice or base treatments.

The roofline along level 05 contains a projecting horizontal datum, which provides dimensions relief of between 2'-6" and 7'6" of depth and provides shading to both interior spaces, facades, and outdoor amenity areas while allowing low-angle winter sun to penetrate and provide daylighting where necessary.

e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.

The projecting roofline is a continuous horizontal datum/element, primarily for shading purposes, and no vertical projections along the building edge are proposed.

f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts  
Privately-owned and funded art is planned in the open pedestrian plaza along Bellamah, as noted.

Program.

4. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

Noted.