

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	June 30, 2011	DRB Case No.	1-PDR-2011-030-P
		Address	203-215 W. Los Feliz Road
		Applicant	Mercy Housing California

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis		x	x			
Palmer			x			
Insua					x	
Simonian					x	
Yoo	x		x			
Totals			3	0		
DRB Decision		Approved to proceed to final with recommendations.				

Recommendations

1. Overall massing should continue to be developed for the appearance of a cohesive architectural idea.
2. Materials and details should be developed to enhance the overall design.
3. A certain amount of at-grade planting as well as sufficient planting space for large trees is desirable at the podium.
4. While the east and west elevations are broken down into a series of forms to reduce the overall massing, building design could be improved by some simplification.
5. As the project moves forward, further color study may be necessary to find the right balance for the overall design.
6. Reconsider the materials of the upper floors of the commercial corner to separate the commercial use from the residential use above. Consider using material from the west elevation to reduce the appearance of the entire corner looking commercial.
7. Consider differentiating each elevation based on orientation.
8. Consider using overhangs to reduce the amount of heat gain from the south elevation.
9. Consider providing some recess on the west and east sides to provide a human scale to the lower three floors.

Analysis

Overall, the site planning is well conceived, especially the creation of a landscaped and furnished centrally located courtyard. In addition, the commercial space and opening at the street level is a strong urban design response to conditions along Los Feliz Road. The courtyard is configured well and will enable convenient access from all residential units to the common open space areas. The site plan and its relationship to the street is similar to other developments within the neighborhood and as such is compatible with the neighborhood. As the project develops, attention should be paid to the landscape design and detailing of all common outdoor areas.

Overall, this project is of an appropriate mass and scale for the neighborhood. The neighborhood includes multi-family buildings two stories in height with a four- and eight-story medical office and hospital building located north of the proposed building and a one-story commercial building directly west of the project site. The proposed structure will be taller in height than the existing buildings on the west and north sides of the property; however, due to the size of the site, articulation of building heights and forms throughout the project including transitional two-story elements at the north, the project provides a good transition to the existing neighborhood to the north. While the building has ample articulation to breakdown the massing, the overall building design might be improved by some simplification of form.

Overall, the style of the project is compatible within the neighborhood context and is consistent throughout the project with appropriate details and materials. The architectural design elements are consistent with a contemporary style, while providing variety. The use of variation of fiber cement board siding and stucco along with metal and glass railing are consistent with the project's contemporary design. The use of a combination of colors and siding applications helps to emphasize the variation in planes, creating interest and minimizing the appearance of bulk.

DRB Staff Member _____