

Hollywood Design Review Committee  
Minutes from May 14, 2009, 7pm  
Metro Hollywood Apartment Community Room  
1672 N Western Ave

**Committee Members in Attendance:**

Barry Milofsky	M2A Architects	<a href="mailto:barry@m2s-architects.com">barry@m2s-architects.com</a>
Steve Scott	Deluxe/Efilm	<a href="mailto:ssdi2@me.com">ssdi2@me.com</a>
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**Other in Attendance:**

Noel Hyun	Council District 13	<a href="mailto:Noel.Hyun@lacity.org">Noel.Hyun@lacity.org</a>
Luke Vincent	HSDNC	<a href="mailto:vulint@excite.com">vulint@excite.com</a>

**Presenters and Representatives in Attendance:**

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**1<sup>st</sup> Presentation – SE Corner Sunset and Gordon – Emerson College**

Presentation by Thom Mayne, Morphosis

Background:

Emerson College has had a program in LA for over 20 years, based in Burbank and utilizing Oakwood Apartments. The program allows students from the Boston campus to internships in LA for 6 months. This proposal is for Emerson's permanent facility in Hollywood, which would house those students and also contain community and academic space for them.

The site is currently a parking lot, across the street from the former Spaghetti Factory.

Project Description:

2 residential "wings"

- Approx. 220 dorms
- Controlled access
- Single loaded corridors

Central "idea" space houses academic and community uses

2 wings joined by a bridge above which is the helipad could be used for gathering as well as for filming.

Commercial fronting Sunset, including a “grab and go” café, utilizes glass storefronts

- 6 foot parkway, mix of palm and shade trees

East side of parcel abuts Delancey and Mission Cantina

- Setback with bamboo

Vehicular access would be on Gordon, just South of Sunset

- 1 driveway would access the 3 levels of parking below grade (240-250 spaces based on student survey and research)
- A 2<sup>nd</sup> driveway would access a grade level parking area which would be for retail and faculty parking.
- A mesh wall with vines would hide the parking at grade level

Pedestrian access from the corner of Sunset and Gordon

- A grand staircase would take the pedestrian into an interior courtyard-type area which could serve as an amphitheatre
- Specimen tree as a focal point

Landscaped buffer between building and abutting property

#### Sustainability:

The project is planned to be LEED Silver, possibly Gold.

East and West Sides have operable louvers to adjust the amount of light and heat needed. Window size is a balance between needed light in the room and to take advantage of the views.

Solar panels will be located on the roof to allow for a solar hot water system.

Zipcars will be located on-site.

#### Community Concerns:

Parking has been the main concern as well as the maintenance of the green buffer to the rear of the property.

#### Committee comments:

Overall, the committee liked the design and concept of the project, but had the following concerns:

- The 2 “wings” can appear rectangular and harsh.
  - o Type of material will be important
- Interior “idea” space could be softer
  - o Type of material will be important
- Veiling the front façade
  - o Could be an opportunity to make a statement to the street
- Could incorporate a use into the Gordon frontage rather than having a green wall
- Need for shade trees on Gordon
- Revisit the staircase entrance at Sunset/Gordon
- More attention to ground floor uses

#### For the next presentation:

- More information about the materials used for both the “wings” and the central “idea” space.
- More information about how the light from the academic space will be veiled or designed to interact with the street
- Possible revisions to the Sunset/Gordon staircase, Gordon frontage
- More detail on storefront design (bring elevations/perspectives)
- More detail on ground floor treatments (bring elevations/perspectives)