



June 19, 2020

Crenshaw Design Review Board

Kyle Winston

SOLA impact

RE: 4101 Somerset Drive, Los Angeles, CA 90008

Empowerment Congress West Area would like to thank SOLA for presenting their plans for a residential multifamily building at 4101 Somerset Drive in Baldwin Village. To better integrate the project's design into the character of the Crenshaw Community, we are recommending the following improvements:

1) Addition of Juliet Balconies:

As suggested in Guideline 3a and 3e of the Crenshaw Specific Plan Design Review Manual:

Guideline 3a. Plaster or stucco finishes should not occupy more than 60 percent of the surface area of any exterior on each floor.

Guideline 3e. All exterior building walls should provide a break in the plane, or a change in material, every 20 feet in horizontal length and every 15 feet in vertical length, created by an articulation or architectural detail, such as:

- #6 Terraces, balconies or cantilevered designs;

Juliet balconies would add texture to the broken but still slightly planar façade. Full glass Juliet balcony doors could bring variety to the stucco heavy structure and increase the natural light future residents receive from their only window. Finally, we believe increased visibility and accessibility via Juliet balconies would promote future resident's relationship with the pedestrian community and the vibrant, walkable shopping district planned for within the Crenshaw Specific Plan.

2) Addition of Privacy Shield and Secure Space for Package Delivery:

As suggested in Guideline 1a of the Crenshaw Specific Plan Design Review Manual:

Guideline 1a. All multiple -family residential developments, not located within a mixed-use project, should be designed around a landscaped focal point or courtyard.



Unless the project is modified to include an accessible landscaped central courtyard, ECWA is concerned about the lack of accessible communal space where packages can be left by couriers. We recommend installing a secure space within the lobby for packages. ECWA also asks that a privacy shield be installed along the south façade to limit the proposed rooftop's impact on the privacy of the adjacent property.

Sincerely,

Planning, Land Use, & Beautification Committee

Empowerment Congress West Area NDC (ECWA)