



PSL Architects is a full service architectural design firm with a strong understanding of the development process and our clients' needs. Our project experience includes master planning, adaptive-reuse, mixed-use, transit oriented development, multifamily apartments and condominiums.

Specializing in urban infill projects, PSL Architects is regarded for our strength in design, development, entitlement and the approval process. We strive to develop creative solutions that simultaneously consider program, market, code, and context to provide sensitive and environmentally conscious designs. Through a collaborative process with our clients, consultants, and governing bodies, we synthesize the objectives, opportunities and challenges to develop a holistic design. Our goal is to create innovative design solutions that exceed the client's expectations and are assets to the community.

Richard Prantis

Richard Prantis is a partner at PSL Architects with over twenty years of experience in architectural design. Project types have included commercial, educational, institutional, multi-family and single family residential. His interests in design range from the concept, to the development of the systems and details for the realization of the project.

Prior to forming PSL Architects, Prantis was a Senior Associate and Senior Project Architect at Perkins + Will, a multi-office international design firm. He also worked with Rios Associates, a multi-disciplinary design firm, playing an integral role in the firm's transition from a small firm to mid-sized firm providing quality architectural services for clients including UCLA, LAUSD, Fox Studios, Universal Studios, and high profile residential clients.

Prantis holds a Bachelor of Architecture degree from Syracuse University. He has been a Registered Architect in the State of California since 1991. Prantis is also a LEED Accredited Professional dedicated to the integration of sustainable design concepts in the work of PSL Architects.

Richard Solares

Richard Solares is the principal and founding partner of PSL Architects, with over fifteen years experience in design, construction and development of myriad projects encompassing: commercial, mixed-use, single and multi-family residential, hospitality and institutional. Having expertise on both the ownership and consultant sides, Solares takes the lead in managing the process from entitlements through completion on: redevelopment, urban infill and adaptive reuse projects, working closely with developers, community groups, the City of Los Angeles, the Mayor's office, Central Redevelopment Agency, LA Housing Department, LA Building Department and multiple council offices.

Prior to forming PSL, Architects, Solares served as Director of Architecture for multi-disciplinary design firm, Archeon International Group. Solares and team focused on design and development of affordable and market-rate housing throughout Southern California.

Prior to Archeon, Solares served as Manager of Design and Construction in the hotel division of multi-family residential and hotel development company, The KOR Group, with The Viceroy Hotels in Santa Monica and Palm Springs as his primary projects.

Previously, Solares served as both Designer or Project Manager on various projects at both Rios Associates and Gould Evans Associates.

Solares holds a Master of Architecture and Bachelor of Science in Design from Arizona State University.

Mark Lahmon

Mark Lahmon is a partner at PSL Architects where he oversees projects from conception to completion in a comprehensive manner to deliver site and client sensitive designs.

Prior to PSL Architects, Lahmon was a project manager/architect at Killefer Flammang Architects for 6 years where he was responsible for numerous Adaptive Reuse Projects in Downtown Los Angeles by providing full architectural services of well over one million square feet of residential ARO projects, including the Pegasus Apartments, Old Bank District Lofts (San Fernando, Hellman, Continental buildings), Grand Lofts, and 1010 Wilshire. Lahmon's responsibilities ranged from preliminary design through construction administration services on numerous multifamily projects. In addition, he was also called upon for peer review of other adaptive reuse projects, and to provide insight into the preparation of the Adaptive Reuse Ordinance. Prior to Killefer Flammang Architects, Lahmon worked at FSY Architects for 2 years on performance theaters, at Frank O. Gehry and Associates on the Fisher Center for the Performing Arts at Bard College and detailing on the Condé Nast Cafeteria in New York, he also interned at Office for Metropolitan Architecture in a Satellite office at Universal CityWalk while working on the masterplan of Universal City. Lahmon's passion has always been for building as he worked as an apprentice for a general contractor for 7 years prior to working in architecture where he gained hands-on experience in many construction traits.

Lahmon is a registered architect in the State of California, a member of the AIA and a LEED Accredited Professional. He holds a BArch from Woodbury University where he graduated with honors, obtaining two AIA student awards, and was a winner of the Grand Critique.

Project List – 7/2009

Milano Lofts

Location: 609 S. Grand Avenue, LA, CA 90017
Description: 99 unit adaptive re-use apartment building
Owner: Grand Pacific Lofts LLC
Status: construction completed

Witmer Heights Apartments

Location: 116 S Witmer Street, LA, CA 90026
Description: 49 unit large family affordable housing
Funding: 9% Tax Credits, LAHD, LADWP
Owner: American Communities
Status: construction completed

Union Point Apartments

Location: 420 S. Union Drive, LA, CA 90017
Description: 21 unit large family affordable housing
Funding: 9% Tax Credits, LAHD, CRA, LADWP
Owner: Meta Housing Corporation
Status: construction completed

Palm Desert Hotel / Spa

Location: Palm Desert, CA
Description: Boutique Hotel & Spa
Scope: Master Planning & Concept Design
Owner: withheld at owners request
Status: cancelled

Carondelet Court Apartments

Location: 816 S Carondelet Street, LA, CA 90057
Description: 33 unit large family affordable housing
Funding: 9% Tax Credits, LAHD, CRA, LADWP
Owner: American Communities
Status: construction completed

Windows on Western

Location: 1600 N. Western Avenue, LA, CA 90028
Description: 62 unit large family affordable housing
Funding: in process
Owner: ABS
Status: postponed

Beverly + Lucas

Location: 1416-1430 W Beverly Blvd, Los Angeles CA 90026
Description: 153 units market rate apartments
Owner: Beverly Lucas, LLC
Status: in entitlement process

Linnington Residence

Location: Century City, CA
Description: 4,600 sf custom residential – new construction
Owner: withheld at owners request
Status: postponed

Clinton Apartments

Location: 2114 W Clinton Street, LA, CA 90026
Description: 36 unit large family affordable housing
Funding: 9% Tax Credits, LAHD, City of Industry
Owner: Meta Housing Corporation
Status: construction completed

Sichel Apartments

Location: 1805 N Sichel Street, LA, CA 90031
Description: 37 unit large family affordable housing
Funding: 9% Tax Credits, LAHD, City of Industry
Owner: Meta Housing Corporation
Status: construction completed

Imani Fe Apartments (East & West)

Location: 10424 S Central Avenue, LA, CA 90002
10321 S Central Avenue, LA, CA 90002
Description: 92 unit large family affordable housing in two buildings
Funding: 9% Tax Credits, LAHD, CRA
Owner: ABS / Grant Housing & Economic Development Corp.
Scope: Executive Architect
Design Architects: Togawa Smith Martin Residential
Status: under construction, completion Summer 2009

Culver City Mixed-Use RFP

Location: Culver City, CA
Description: boutique hotel & retail
Scope: Master Planning & Concept Design
Owner: Entrada Capital
Status: Culver City RFP – not awarded

Bonnie Brae Apartments

Location: 505 S Bonnie Brae St, Los Angeles, CA 90057
Description: 53 unit large family affordable housing
Funding: 4% Bond, T.O.D. Funds, IIG Grant, LAHD, CRA
Owner: American Communities
Scope: Design Architect
Status: under construction, completion Summer 2010

Columbia Square Mixed-Use

Location: 6121 W Sunset Boulevard, Hollywood, CA 90028
Description: mixed-use condominium, boutique hotel, office, & retail
Owner: Molasky Pacific / Apollo Real Estate Advisors
Status: master planning & massing studies completed

Hollywood Condominiums

Location: 7930 W. Hollywood Blvd., Hollywood, CA 90046
Description: 63 unit condominium
Owner: GTO Development
Status: postponed

Motion Picture & Television Fund Senior Apartments

Location: 23450 Calabasas Road, Woodland Hills, CA 91346
Description: master plan study for phased expansion of campus
Size: Phase I: 130 apt units, Phase II: 100 units, Phase III: 130
Owner: Meta Housing Corporation
Status: study completed

Hollywood Passage Mixed-Use

Location: 5550 W Hollywood Boulevard, Hollywood, CA 90028
Description: mixed-use condominium & retail
Size: 216 residential units & 18,000 sf retail
Owner: Molasky Pacific / ABS / Pacific Coast Capital Partners
Status: Conceptual Design & entitlements completed

Long Beach & Burnett Apartments

Location: 2355 Long Beach Blvd., Long Beach, CA 90806
Description: 46 units, 80% affordable, 20% market rate apartments
Funding: 9% Tax Credits, City of Long Beach Housing Services
Owner: Meta Housing Corporation
Status: under construction, completion Fall 2010

2114 Long Beach Apartments

Location: 2114 Long Beach Blvd., Long Beach, CA 90806
Description: 49 units, 80% affordable, 20% market rate apartments
Funding: in process
Owner: Meta Housing Corporation
Status: schematic design completed, postponed

Linnington Residence II

Location: Century City, CA
Description: 2,500 sf custom residential renovation/addition
Owner: withheld at owners request
Status: construction completed

Foxtail Restaurant / Night Club

Location: 9075 Santa Monica Blvd., West Hollywood, CA
Description: 5,700 sf restaurant/bar renovation
Scope: Executive Architect
Design: Franklin Studios
Owner: SBE Entertainment Group
Status: construction completed

The Ardmore

Location: 959 S. Ardmore Ave, Los Angeles, CA 90006
Description: 48 unit large family affordable housing
Funding: 9% Tax Credits, LAHD, CRA
Owner: American Communities
Scope: Consultant to Executive Architect
Status: under construction, completion Summer 2009

Union Senior Apartments

Location: 412 S Union Drive, LA, CA 90017
Description: 55 unit senior affordable housing
Funding: in process
Owner: American Communities
Status: Conceptual Design completed

Arbor Lofts

Location: 665 W Lancaster Boulevard, Lancaster, CA 93534
Description: 21 unit large family affordable housing
Funding: 9% Tax Credits
Owner: In-Site Development
Status: under construction, completion Summer 2009

Downtown Lancaster Restaurant

Location: 706 W Lancaster Blvd, Lancaster, CA 93534
Description: Restaurant, Bar, Lounge, Event Space, Bakery, Yogurt Shop
Size: 27,860 sf
Owner: In-Site Development
Status: under construction, Completion Fall 2009

Arbor on Date

Location: 44927 Date Avenue, Lancaster, CA 93534
Description: 40 unit large family affordable housing
Funding: MHP 4% Bonds
Owner: In-Site Development
Status: completion Fall 2010

Lauriston Residence

Location: Century City, CA
Description: 2,100 sf custom residential renovation/addition
Owner: withheld at owners request
Status: construction completed

Las Alturas Apartments

Location: 3525 E Whittier Blvd, Los Angeles, CA
Description: 78 unit senior affordable housing apartments
Funding: in process
Owner: Retirement Housing Foundation
Status: in design process

Sagebrush Apartments I

Location: 44865 Elm Ave & 44866 Fig Ave, Lancaster, CA 93534
Description: 21 townhouse unit large family affordable housing apartments
Funding: 9% Tax Credits
Owner: In-Site Development
Status: construction beginning Summer 2009

Midvale Student Apartments

Location: 625 Midvale Avenue, Los Angeles, CA
Description: 40 unit (346 beds) student apartments
Scope: Concept Design
Owner: withheld at owners request
Status: study completed

Tennis / Sports Center

Location: Glendale, Arizona
Description: non-profit tennis and sports club
Scope: Master Planning & Concept Design
Owner: withheld at owners request
Status: postponed

Horn Avenue Lofts

Location: 1217 Horn Avenue, West Hollywood, CA
Description: 5 townhouse units
Owner: Hoyt Properties, Inc.
Status: in design process

HK Town Mixed-Use

Location: 100 N Western Ave, Los Angeles, CA 90004
Description: mixed-use market/retail and residential apartments
Size: 67,000 sf market/retail, 500 parking spaces, 120 apartment units
Owner: HK Town, LLC
Status: in design process

Sagebrush Apartments II

Location: Milling Street, Lancaster, CA 93534
Description: 40 unit large family affordable housing apartments
Funding: 9% Tax Credits
Owner: In-Site Development
Status: construction beginning Summer 2009

Echo Park Senior Apartments

Location: 1001N. Glendale Boulevard, LA, CA 90026
Description: 108 unit senior affordable housing
Funding: in process
Owner: Foursquare Foundation
Status: concept design completed

Newhall Mixed-use with Senior Apartments

Location: San Fernando Road & 6th Street, Santa Clarita, CA 91321
Description: mixed-use retail and senior affordable apartments
Size: 22,000 sf retail, 220 parking spaces, 140 apartment units
Owner: Meta Housing Corporation
Status: in design process

Whittier Family Apartments

Location: 3538 Whittier Boulevard, LA, CA 90023
Description: 49 unit large family affordable housing
Funding: in process
Owner: American Communities
Status: in design process

Normandie Terrace Apartments

Location: 540 S Normandie Avenue, LA, CA 90020
Description: 81 unit large family affordable housing
Funding: in process
Owner: American Communities
Status: in design process

Washington Apartments

Location: 2355 W. Washington Blvd., LA, CA 90018
Description: 62 unit large family affordable housing
Funding: in process
Owner: American Communities
Status: in design process