



**DRAFT MINUTES  
REGULAR MEETING OF THE  
ARCHITECTURAL REVIEW BOARD**

MONDAY, January 4, 2016  
7:00 P.M.

City Council Chambers, Room 213  
1685 Main Street, Santa Monica

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**1. CALL TO ORDER:** 7:03 p.m.

**2. ROLL CALL:** Present: Lynn Robb, Chairperson  
Margaret Griffin  
Therese Kelly  
Maegan Pearson  
Amy Rothman  
Patrick Tighe

Also Present: Mario Fonda-Bonardi, Planning Commissioner  
Steve Traeger, Principal Urban Designer  
Grace Page, Associate Planner  
Margaret Chapman, Staff Assistant III

Absent: Craig Hamilton

**3. SECRETARY'S REPORT:**

- The Joint Design Review Board for 14-ARB-173, 710 Wilshire Boulevard will have a workshop on, Monday, Jan 11, 2016 in the Council Chambers;
- There is a Special Meeting of the Architectural Review Board on Wednesday, January 20, 2016 in the Council Chambers;
- Amanda Schachter, Planning Manager, retired in December of 2015. Jing Yeo, Principal Planner, has been appointed to the vacancy. Ms. Yeo has presented before the ARB with Concept Reviews and Special Projects.

Chairperson Robb welcomed Planning Commissioner, Mario Fonda-Bonardi, to the meeting.

**4. APPROVAL OF MINUTES:** None.

**5. PUBLIC HEARINGS AND INPUT:** None.

6. **EX PARTE COMMUNICATION:** None.

7. **REVIEWS:** Public input permitted.

**A. CONSENT CALENDAR**

Board member Pearson recommended that Item 7.3, 15-ARB-0375, 1819 Cloverfield Boulevard be moved to the Consent Calendar.

Board member Kelly recommended that Item 7.4, 15-ARB-0424, 1030 Lincoln Boulevard be moved to the Consent Calendar.

Chairperson Robb made the motion to move Item 7.3, 15-ARB-0375, 1819 Cloverfield Boulevard and Item 7.4, 15-ARB-0424, 1030 Lincoln Boulevard to the Consent Calendar.

Chairperson Robb made the motion to approve the revised Consent Calendar that was seconded by Board member Kelly and approved by roll call vote 6-0.

a. **Resubmissions:** None

b. **New Submissions:**

7.1. **15ARB-0442, 326 Wilshire Boulevard: Restaurant**  
*Approval of revised exterior paint colors for an existing restaurant tenant, P.F. Chang's.*  
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

7.2. **15ARB-0437, 1450 10<sup>th</sup> Street: Medical Office**  
*Approval of sign plans for a medical office tenant, Kaiser Permanente.*  
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

**B. REGULAR CALENDAR**

a. **Resubmissions:** None

b. **New Submissions:**

7.3. **\*\*15ARB-0375: 1819 Cloverfield Boulevard: Service Station**  
*Approval of building design, colors, materials, sign plans, and sign adjustment for an existing service station, Chevron.*

ACTION: APPROVED ON CONSENT CALENDAR  
WITH STAFF CONDITIONS

**7.4. \*15ARB-0424: 1030 Lincoln Boulevard: Religious Institution**

*Approval of landscape plans for an existing religious institution, Saint Monica's Catholic Community.*

ACTION: APPROVED ON CONSENT CALENDAR  
WITH STAFF CONDITIONS

**7.5. \*15ARB-0428: 2909 Main Street: Retail**

*Approval of façade design, colors, materials, and sign plans for a new retail tenant, Dogeared.*

ACTION: APPROVED ON REGULAR CALENDAR  
WITH STAFF CONDITIONS

Catherine McKenna was present to discuss the project and stated that the signage detail was conceptual to demonstrate type, size and place.

Chairperson Robb closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to the final sign details, materials, attachments, and illumination.

Board members stated that the proposed remodel is an improvement to the existing structure on Main Street and maintains the scale and storefront proportions of the neighborhood.

Board members directed the applicant to work with Staff on the transition of the Hardie siding and the blending of the edge finishes.

Board member Tighe made the motion to approve the project with staff conditions that was seconded by Board member Rothman and approved by the following roll call vote 6-0:

Ayes: Griffin, Kelly, Pearson, Rothman, Tighe and Chairperson Robb.

Noes: None.

Abstain: None.

Absent: Hamilton.

**8. DISCUSSION:** Public input permitted.

- A.** Preliminary review of the design for a new parking structure and ancillary retail, 2341 Michigan Avenue (Development Review Permit No.15ENT-0264).

ACTION: DISCUSSION HELD

Mark Motonaga and Scott Ginsburg presented an introduction of the Bergamot Area Plan and how the proposed new parking structure integrates into the plan with an addition of a proposed new street. Mr. Montana stated that the project is a Tier One project below the height limit and will activate the street level on both sides of 26<sup>th</sup> Street and Michigan Avenue. The project is designed to meet the needs of City yard employees, as well as private employers that are in need of parking for the density of commercial area. There would be a place for art display, pedestrian walkway, bike parking, restroom facility, and office space. The proposed structure is two floors at grade level and two floors above.

One chit was submitted, Jerry Rubin.

Board members expressed concern regarding the proposed landscape plan, the dedicated bike lane, the solid west wall, and the intent to develop a new street.

Board member Griffin expressed her support of the project stating that it meets the needs of the location providing parking and assists in overall density; however, the elevations are not fully developed. The emphasis on the corner towers need to be revisited and the incorporation of a mural or an architectural wall would be beneficial. Board member Griffin also expressed concern with the development of the pedestrian component, and the unification of 26<sup>th</sup> Street and Michigan Avenue.

Board member Pearson expressed her support of the concept stating that the incorporation of art on Michigan Avenue is beneficial and should include a program to keep it cleaned and maintained. Board member Pearson expressed concern regarding the heavy appearance of the stair towers in comparison to the light feeling of the overall project. Board member Pearson also stated that the proposed street is hypothetical and some consideration should be given for a temporary substitute, to avoid a condition of a big expanse of concrete.

Board member Kelly stated that the gestures toward pedestrian orientation, tenant spaces, displays spaces and increased landscaping

are strong. The proposed street should have a circulation path until finalized. There is the potential to explore rooftop options for photovoltaic properties and shading. The walkway and bike parking could be enhanced.

Board member Rothman concurs with the statements of the previous Board members and stated that the project has a strong design and going in a right direction. Board member Rothman also stated that the use of color heightens the project; however, the stair towers are distracting and too heavy.

Board member Tighe stated his support of the gallery space; however expressed concern with the presentation to the street. Board member Tighe also stated that the space could be enhanced to be more of a public amenity and a place people could enjoy and not just look into it, as there should be an encounter with the art. Board member Tighe also stated that the brick veneer on the 26<sup>th</sup> Street elevation could wrap the corner to create mass and read like a volume and not just a veneer attachment. The weight and detailing of the stair tower could be re-examined.

Commissioner Fona-Bonardi stated that exploring solar collectors for lighting and ventilation would benefit the community and the need to halt global warming.

Chairperson Robb stated that the location for the proposed project is a benefit and services the need of the community. Chairperson Robb concurred with the previous statements of the Board members and stated concern regarding expressing the architectural element of the murals as it should not be just a painted surface, but it should relate to the materiality of the building. Chairperson Robb also stated that the façade facing the walkway and ground space would benefit from additional design to allow pedestrian movement and the materials would benefit from more integration into an overall concept and composition and not just being layered. The scale of the project is appropriate and the bike amenities are a benefit.

- B.** Discuss Concept/Preliminary Reviews procedures such as, but not limited to, timing of presentations, submittal materials, and response comments

ACTION: DISCUSSION HELD

Grace Page, Associate Planner, gave a summary of previous discussion regarding procedures for Concept Reviews:

- Format should encourage design dialogue/conversation. Staff to encourage applicants to ask ARB specific questions
- Timing of concept reviews should be flexible
- Concept Reviews should be separate category on the agenda
- Materials submittals are encouraged
- Background info of other pending projects in the area are helpful
- Important to state strengths and areas of improvements
- Strategizing how to best package comments for PC
- Straw poll of categories: Design concept, mass/scale, context/compatibility, pedestrian design, colors/materials, sustainable design – others?

After discussion, Board members stated that the Concept Design review process would benefit from a timed presentation with a summary from the applicant. The Board could respond with categories of areas of concern, areas of support, and a final summary.

Board members stated that applicants should have an understanding of the Concept Review process, submit a complete packet, and attend with the appropriate project members, and make an informed presentation.

Board members also stated that the process should be more formalized to define the process with perimeters but allow for questions and answers.

Board members also stated that the design review process should not be turned into a check list that will inhibit the design process.

Commissioner Fonda-Bonardi stated that the design review process provides valuable comments and directs the applicant to develop better design.

In conclusion, the Board outlined that the design review process would include a straw poll, the applicant presentation be timed with eight minutes with the flexibility for more time, if requested. After the presentation there will be a period of questions and answers, and then Board members will present their thoughts. Following the applicant will have an opportunity to ask clarifying questions or Board members about their comments.

Chairperson Robb directed Staff to have this Discussion Item remain on Agenda for further discussion.

**9. FUTURE BOARD AGENDA ITEMS:** None.

- 10. ADJOURNMENT:** Chairperson Robb made the motion to adjourn at 8:28 p.m., that was seconded by Board member Tighe and adjourned by voice vote.

mc  
01-11-16

ATTEST:

APPROVED:

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Margaret Chapman  
Staff Assistant III

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Lynn Robb  
Chairperson