City of
Santa Monica®

MINUTES

SPECIAL MEETING OF THE LANDMARKS COMMISSION

Founded 1875
"Populus felix in urbe felici"

Monday, January 11, 2016
8:30 PM

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

CALL TO ORDER OF THE SPECIAL MEETING OF THE LANDMARKS COMMISSION:
Chair Bach called the meeting to order at 8:46 pm.

1. **ROLL CALL:** Present: Margaret Bach, Chair
John Berley
Barbara Kaplan
Leslie Lambert, Chair Pro Tempore
Laura O'Neill
Dolores Sloan
Ruth Shari

Also Present: Heidi von Tongeln, Deputy City Attorney
Steve Traeger, Principal Urban Designer
Scott Albright, AICP, Commission Secretary
Susan Umeda, Staff Assistant III

2. **REPORT FROM STAFF:**

Mr. Albright reviewed administrative/housekeeping items and updated the Commission on the following hearing/discussion/information items: [1] 3355 Barnard Way designation; [2] Historic Resources Inventory update; [3] 423-429 Ocean Avenue Certificate of Appropriateness; and [4] 522, 524, 524-1/2 Hill Street designation. Mr. Albright reviewed City Council items and announced that Jing Yeo has been appointed Planning Manager for the City of Santa Monica. He stated that the next meeting will be held on February 8, 2016.

Members of the Commission asked staff questions regarding the landmark appeal of 2600 Wilshire Boulevard and the status of 401 Montana Avenue.

3. **COMMISSIONER ANNOUNCEMENTS**:

Chair Bach discussed the development of the Local Coastal Plan.

4. **APPROVAL OF MINUTES:**

4-A. December 14, 2015

The Commission made corrections to the December 14, 2015 minutes. Chair Bach made a motion to continue approval of the December 14, 2015 minutes. Commissioner Sloan seconded the motion. The motion was approved by voice vote, with all members present.

5. **APPROVAL OF STATEMENTS OF OFFICIAL ACTION:**

5-A. Certificate of Appropriateness 15ENT-0291, 1248 5th Street, approving the removal of certain non-character defining hardscape improvements and the installation of a new perimeter fence on the site of the former United States Post Office, a designated City Landmark. *(continued from September 17, 2015)*

Commissioner Berley made a motion to approve the Statement of Official Action for Certificate of Appropriateness 15ENT-0291, 1248 Fifth Street. Chair Pro Tempore Lambert seconded the motion.

A roll call was held for the motion and was approved by the following vote:

AYES: Berley, Kaplan, O'Neill, Shari, Sloan, Lambert, Chair Bach
NAYS: None
ABSENT: None
ABSTAIN: None

5-B. Certificate of Appropriateness 15ENT-0318, Palisades Park (200 – 1500 blks Ocean Avenue), approving the installation of twenty replacement trees (introducing three new palm species) at various locations throughout Palisades Park, a designated City Landmark. *(continued from October 12, 2015)*

The Commission made corrections to the Statement of Official Action for Certificate of Appropriateness 15ENT-0318, Palisades Park (200 – 1500 blks Ocean Avenue). Commissioner Shari made a motion to approve the Statement of Official Action for Certificate of Appropriateness 15ENT-0318, Palisades Park (200 – 1500 blks Ocean Avenue) with corrections. Commissioner O'Neill seconded the motion.

A roll call was held for the motion and was approved by the following vote:

AYES: Berley, Kaplan, O'Neill, Shari, Sloan, Lambert, Chair Bach
NAYS: None
ABSENT: None
ABSTAIN: None

5-C. Landmark Designation 15ENT-0322, 247 20th Street, denying the designation of the existing single family residence as a City Landmark.

Chair Pro Tempore Lambert made a motion to approve the Statement of Official Action for Landmark Designation 15ENT-0322, 247 Twentieth Street. Commissioner Berley seconded the motion.

A roll call was held for the motion and was approved by the following vote:

AYES: Berley, Kaplan, O'Neill, Shari, Sloan, Lambert, Chair Bach
NAYS: None
ABSENT: None
ABSTAIN: None

6. **PUBLIC INPUT:.**

The following members of the public addressed the Commission: Carol Lemlein (Santa Monica Conservancy). Ms. Lemlein invited the public to attend the opening of the Santa Monica Conservancy Preservation Resource Center.

7. **CONSENT CALENDAR:**

7.A Review of Demolition Permits and Consideration Whether to File an Application for Designation of a Structure as a City Landmark or Structure of Merit:

The Commission made *ex parte* communication disclosures.

Chair Pro Tempore Lambert made a motion to remove Item 7-A.1 from the Consent Calendar. Commissioner Shari seconded the motion. The motion was approved by voice vote, with all members present.

1. 1221-1223 Eleventh Street (15BLD-4789)
   R3 – Medium Density Residential
   Single Family Residence, 4-Unit Apartment, 4 Garages
   Structure Identified in Historic Resources Inventory

   Chair Bach announced that no action was taken for the remainder of the items not removed.

Mr. Albright stated that the consultant's report for 1221-1223 Eleventh Street that was submitted to the Commission was commissioned by the owner of the property.

Chair Pro Tempore Lambert made a motion to continue this item until the February 2016 meeting and asked staff to provide an independent consultant's report for this property. She asked that the City's consultant contact Susan Suntree regarding the information that Ms. Suntree has in her possession about the property. Chair Pro Tempore Lambert also provided additional direction to staff regarding the report. Commissioner Sloan seconded the motion.

Although members of the public expressed their desire to address the Commission, they decided to wait until the February 2016 meeting to address the Commission.

A roll call was held for the motion and was approved by the following vote:

AYES: Berley, Kaplan, O'Neill, Shari, Sloan, Lambert, Chair Bach
NAYS: None
ABSENT: None
ABSTAIN: None

2. 547 Sixteenth Street (15BLD-4837)
R1 – Single-Unit Residential
Single Family Residence and Garage
Structure Not Identified in Historic Resources Inventory

No action taken.

3. 139 Hollister Avenue (15BLD-4843)
OP2 – Ocean Park Low Density Residential
Apartment Building and Garage
Structure Not Identified in Historic Resources Inventory

No action taken.

4. 2222 Ashland Avenue (15BLD-4972)
R1 – Single-Unit Residential
Hobby Room
Structure Not Identified in Historic Resources Inventory

No action taken.

5. 333 Seventeenth Street (15BLD-5041)
R1 – Single-Unit Residential
Single Family Structure with Attached Garage
Structure Not Identified in Historic Resources Inventory

No action taken.

8. **OLD BUSINESS:**

8-A. Certificate of Appropriateness 15ENT-0310, 2002 21st Street, consideration of the demolition of the existing multi-family structure, which is a designated Structure of Merit. *(to be heard concurrently with Item 8-B.)(Continued from November 9, 2015)*

Commissioner Berley made a motion to combine Items 8-A and 8-B. Chair Pro Tempore Lambert seconded the motion. The motion was approved by voice vote, with all members present.

The Commission made *ex parte* communication disclosures. Commissioner Sloan recused herself since she had previously advocated on behalf of the tenants prior to joining the Commission.

Mr. Albright presented the staff report. Staff recommended that the Commission continue Certificates of Appropriateness 15ENT-0310 and 15ENT-0311, 2002-2008 Twenty-First Street, until August 8, 2016 so that staff may continue negotiations with the owner.

The Commission asked staff questions regarding continuing these items.

The following members of the public addressed the Commission: Scott Kelso, Peter Tigler, and H. Soleiman.

Commissioner Berley made a motion to continue Certificates of Appropriateness 15ENT-0310 and 15ENT-0311, 2002-2008 Twenty-First Street until August 8, 2016 and asked staff to encourage preservation of the structures. Commissioner Shari seconded the motion. Commissioner Shari asked staff to provide the Commission with updates on this property.

A roll call was held for the motion and was approved by the following vote:

AYES: Berley, Kaplan, O'Neill, Shari, Lambert, Chair Bach
NAYS: None
ABSENT: Sloan
ABSTAIN: None

Commissioner Sloan returned to the dais.

8-B. Certificate of Appropriateness 15ENT-0311, 2008 21st Street, consideration of the demolition of the existing multi-family structure, which is a designated Structure of Merit. *(to be heard concurrently with Item 8-A.)(continued from November 9, 2015)*

Heard with Item 8-A.

9. **NEW BUSINESS/PUBLIC HEARINGS:**

9-A. Certificate of Appropriateness 15ENT-0348, Palisades Park (200-1500 blocks of Ocean Avenue), consideration of a request to remove and replace three parcels of existing turf located at the south end of the Park at Colorado Avenue with drought tolerant plantings and install a steel post and cable barrier around the perimeter of each parcel.

The Commission made *ex parte* communication disclosures.

Mr. Albright presented the staff report. Staff recommended that the Commission approve Certificate of Appropriateness 15ENT-0348, Palisades Park (200-1500 blocks of Ocean Avenue).

The following members of the public addressed the Commission: Karen Ginsberg (Director of Community and Cultural Services), Ying-Yu Hung (SWA – project architects), Jeremy Klemic (SWA – project architects), Roger Genser, Phil Brock (Chair, Recreation and Parks Commission), and Jerry Rubin. Mr. Klemic distributed paint samples to the Commission. Mr. Genser displayed a historic photograph of the park to the Commission. The Commission allowed Mr. Brock a few additional minutes to speak because he is the Chair of the Recreation and Parks Commission. Chair Bach displayed a historic tract map of the southern end of the park to the Commission.

Members of the Commission asked Ms. Ginsberg, Ms. Hung, Mr. Klemic, Mr. Genser, and Mr. Brock questions regarding the project.

The Commission was supportive of the project but expressed concern about the barrier materials used in the project; they encouraged the applicant to eliminate the barrier if possible.

Commissioner Berley made a motion to approve Certificate of Appropriateness 15ENT-0348, Palisades Park (200-1500 blocks of Ocean Avenue) and made the following friendly suggestions: [1] the removal of the barrier should be revisited at a future date; and [2] appropriate consideration should be made for the relocation of the plaque at the Children's Tree of Life. Commissioner Shari seconded the motion. Commissioner Kaplan added that plantings for the fourth quadrant should be discussed at a future date.

A discussion was held for the motion. Chair Bach expressed concern about the barrier materials and stated that the Commission should explore other options which are more in character with the rustic nature of the park.

A roll call was held for the motion and was approved by the following vote:

AYES: Berley, Kaplan, O'Neill, Shari, Sloan, Lambert, Chair Bach
NAYS: None
ABSENT: None
ABSTAIN: None

10. **DISCUSSION ITEMS:**

10-A. Report from the San Vicente Boulevard Courtyard Apartments Historic District Regulatory Review Subcommittee on recent activities related to the development of recommendations concerning regulatory procedures for the review and approval of alterations and modifications to properties within the proposed San Vicente Boulevard Courtyard Apartments Historic District.

Commissioner Berley stated that the subcommittee will hold a meeting on January 14, 2016. Chair Bach stated that the City Council will be hearing the second reading of the ordinance for the district on January 12, 2016.

The following members of the public addressed to Commission: Ken Kutcher (Carlthorpe School).

10-B. Report from Landmarks Commission Liaison to the Architectural Review Board (ARB) on recent ARB consideration and action taken on proposed projects involving additions to or modifications of potential historic resources.

Commissioner Berley reported that more apartment structures are being refurbished. Additionally, he reported that that the ARB reviewed a storefront on Main Street.

Chair Bach thanked Commissioners Berley and Kaplan for their work on the Commission's behalf with the Architectural Review Board. Commissioner Berley thanked staff for their help in the process.

10-C. Report from Landmarks Commission representative to the Santa Monica Pier Corporation (SMPC) on recent SMPC activities and action taken on proposed projects involving the Landmark Santa Monica Pier.

Commissioner O'Neill reported the following: [1] three new members will be appointed to the SMPC; and [2] recommendations drafted by ROMA on the visioning plan were approved, which includes restoring the Onion Dome.

Commissioner Kaplan asked staff to do a presentation to the SMPC regarding the Pier Guidelines and the Secretary of the Interior Standards.

10-D. Planning Commission Case List (Information Only).

11. **WRITTEN COMMUNICATIONS:** None.

12. **FUTURE AGENDA ITEMS:** (Requests from Commissioners to add items to upcoming agendas)

Members of the Commission asked staff to agendize the following designation/discussion items: [1] presentation to the Pier Board regarding Pier Guidelines; [2] Local Coastal Plan presentation; [3] San Vicente Boulevard Courtyard Apartments Historic District subcommittee report; [4] draft of the Downtown Specific Plan; and [5] presentation from the Santa Monica Pier Corporation regarding the visioning plan that was approved.

13. **NEXT MEETING DATE AND COMMISSION AGENDA:** Meeting of the Landmarks Commission: 7:00 PM Monday, February 8, 2016; Council Chambers, City Hall, 1685 Main Street.

14. **ADJOURNMENT:** Commissioner O'Neill made a motion to adjourn the meeting on Monday, January 11, 2016 at 10:39 pm. Commissioner Shari seconded the meeting. The motion was approved by voice vote, with all members present.

ATTEST:

Scott Albright
Commission Secretary

APPROVE:

Margaret Bach
Chair

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SPECIAL MEETING OF THE 710 WILSHIRE BOULEVARD LANDMARKS COMMISSION/ARCHITECTURAL REVIEW BOARD JOINT DESIGN REVIEW BODY

Founded 1875
"Populus felix in urbe felici"

Monday, January 11, 2016
5:30 PM

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

CALL TO ORDER OF THE SPECIAL MEETING OF THE 710 WILSHIRE BOULEVARD LANDMARKS COMMISSION/ARCHITECTURAL REVIEW BOARD JOINT DESIGN REVIEW BODY: Chair Berley called the meeting to order at 5:37 pm.

1. ROLL CALL:

Present:
Margaret Bach
John Berley, Chair
Barbara Kaplan
Therese Kelly
Lynn Robb, Chair Pro Tempore
Ruth Shari

Also Present:
Heidi von Tongeln, Deputy City Attorney
Jing Yeo, Planning Manager
Steve Traeger, Principal Urban Designer
Scott Albright, AICP, Senior Planner
Susan Umeda, Staff Assistant III

Absent:
Margaret Griffin

Board Member Bach made a motion to allow Chair Pro Tempore Robb to chair the meeting. Chair Berley seconded the motion. The motion was approved by voice vote, with all attending members present.

2. APPROVAL OF MINUTES: None

3. APPROVAL OF STATEMENTS OF OFFICIAL ACTION: None

4. **PUBLIC INPUT: (On items not on agenda and within the jurisdiction of the Joint Design Review Body)**: None.

5. **PRESENTATION OF PROPOSED PLANS AND WORKSHOP CONCERNING THE DESIGN OF A NEW 271-ROOM HOTEL FACILITY THAT INCLUDES THE RETENTION AND ADAPTIVE REUSE OF A DESIGNATED CITY LANDMARK OFFICE BUILDING LOCATED AT 710 WILSHIRE BOULEVARD.**

Ms. Yeo provided a project update since the 710 Wilshire JDRB last took action on September 29, 2015 and outlined specific topics to focus the workshop discussion. Ms. Yeo noted that the intent is to provide clear direction and guidance on the following: [1] architectural concept; [2] bridge connection; [3] east elevation; [4] color palette; [5] curves; [6] landscape relationship to project design; and [7] other design considerations.

Chair Pro Tempore Robb asked Ms. Yeo questions regarding the proposed structure of the conversation about the project.

The following members of the public addressed the Board: Howard Laks (project architect), Anton Henning (Howard Laks Architects), Robert Chattel (project historic preservation consultant), Scott Flax (project color consultant), Teal Brogden (project lighting consultant), Sharn Stinson-Ure (project landscape architect), Ken Kutcher (project team representative), Abby Arnold, Melanie Luthern (Unite Here Local 11), and Jerry Rubin.

Members of the Board asked the applicant team questions regarding the project.

The Board discussed the bridge element. Board Member Kaplan expressed concern that the connection of the bridge to the new structure has not been explored sufficiently. Messrs. Laks and Chattel addressed questions from the Board regarding the bridge and bridge connection. Board Member Kaplan recommended that the bridge connection be constructed so that it looks like the bridge slips into both buildings and that it be wide enough. Board Member Kelly supported further study on how to thin out the edge of the bridge. Chair Pro Tempore Robb stated that the bridge design should be simple and any associated lighting should be hidden within the bridge.

Board Member Kelly made a motion suggesting the applicant incorporate the following into the project: [1] consider a bridge design where it slips past both sides in a similar manner; [2] design the underside of the bridge to include obscured lighting; [3] provide flexibility for the applicant if the material on the new building changes; and [4] design a straight bridge with uniform depth and without a wedge at its base. Chair Berley seconded the motion.

A roll call was held for the motion and was approved by the following vote:

AYES: Bach, Kaplan, Kelly, Shari, Chair Berley, Chair Pro Tempore Robb
NAYS: None
ABSENT: Griffin
ABSTAIN: None

The Board discussed the architectural concept of the project. The Board made the following comments: [1] the façade, massing, and curves of the new towers may not be compatible with the landmark; [2] the punched openings that open up to the courtyard should be loosened in some places; [3] the interior courtyard of the new building could be opened or lightened to make it more fluid and transparent; [4] the courtyard should be further developed into a community space; [5] the new structures should not impose upon the landmark; [6] there should be a more transparent façade expression through the east elevation; [7] the fenestration is a dominant feature and the repetition of the patterning should be eliminated; [8] the interplay of the curves relative to the GFRC; [9] simplifying the features on the new structure; [10] reconsidering the curves along the paseo; [11] simplifying and softening the building's curves; [12] the paseo should be expanded; [13] the plaza feels pinched and needs to open up to make it a more functional public space; [14] the curves on the new building call too much attention to the new building and not enough attention to the landmark; [15] a curtain wall would be worthwhile to explore; [16] more glazing should be introduced to activate the paseo and visually reflect the landmark building; [17] the window assembly should be treated differently from the illusion of structure; [18] the interior mullion within the window opening could consist of the same material as the frames of the windows; [19] the building should be balanced with softer curves and the height and expanse of the building translated through another material; [20] the back wall appears gigantic; [21] the façade should lighten the expression of the walls in the courtyard; [22] the use of glass is encouraged but it should be simple and reference the geometry of the existing fenestration; [23] remove the color changes on the building; and [24] the curves should be softened.

Chair Pro Tempore Robb made a motion to delay the approval of the color palette so it could be resolved in concert with the larger changes to the project. Board Member Kelley seconded the motion.

A roll call was held for the motion and was approved by the following vote:

AYES: Bach, Kaplan, Kelly, Shari, Chair Berley, Chair Pro Tempore Robb
NAYS: None
ABSENT: Griffin
ABSTAIN: None

Board Member Kelly asked about the view for the east-facing guestrooms. Mr. Laks responded that the view from the east elevation is quite nice. The Board Members made the following comments: [1] solar orientation as a driving agent for managing the building's composition is a great strategy; [2] the curves should be

viewed as part of the composition of the entire building; [3] the composition and structure of the new building should be strong; and [4] material changes and increased transparency would break down the perceived mass of the building and soften the curves.

Chair Pro Tempore Robb made a motion to use the solar orientation, additional façade material, and softening of the curves to enhance the overall composition of the entire hotel structure; the design should activate the courtyard, and be more in its connection to the landscape, the use of stronger materials to activate the eastern façade, and address the way the light relates to this façade. Chair Berley seconded the motion.

A roll call was held for the motion and was approved by the following vote:

AYES: Bach, Kaplan, Kelly, Shari, Chair Berley, Chair Pro Tempore Robb
NAYS: None
ABSENT: Griffin
ABSTAIN: None

Board Member Shari asked the applicant team questions regarding the entrances to the hotel, the wave canopy at the entrance, lighting at the entrance. Board Member Shari felt that the curved waved canopy could be more majestic and it currently does not resonate as an important entrance.

Board Member Kelly asked the applicant team to provide the Board with large landscape plans. Members of the Board made the following comments regarding the landscape: [1] any light/shadow studies should consider the winter solstice; [2] a sample of the globe lights on the water feature should be presented to the Board; [3] the garage ventilation should be relocated from the paseo to the alley side of the building; [4] the rise of the run of the stairs should be an animated place; [5] the location of the café and restaurant seating are places that customers will meet to feel comfortable; and [6] the area feels dark and shady and should be more inviting. Board Member Kelly stated that the street trees that were selected for Seventh Street should be alternated with palms or another species of trees.

Chair Pro Tempore Robb stated that the decorative paving should be simplified so that it resonates with the building; the graphics alone make a strong statement apart from the building and need to be better coordinated with the building

Chair Pro Tempore Robb made a motion for the following: [1] the graphic elements of the paving and lighting should be simplified; [2] additional attention activating the paseo, both in its landscape and the water feature, and strongly consider how it is viewed both internally and from the street; and [3] provide the Board with larger-scale plans.

A roll call was held for the motion and was approved by the following vote:

AYES: Kaplan, Kelly, Shari, Chair Berley, Chair Pro Tempore Robb
NAYS: None
ABSENT: Bach, Griffin
ABSTAIN: None

Chair Pro Tempore Robb stated that this has been a constructive process and she appreciates the opportunity to discuss the project with the applicant team. She stated that the Board may need to review the project a few more times before approval is granted.

6. **ADJOURNMENT:** Chair Pro Tempore Robb made a motion to adjourn the meeting on Monday, January 11, 2016 at 8:35 pm. Board Member Shari seconded the motion. The motion was approved by voice vote, with all attending members present.

ATTEST:

Scott Albright
710 Wilshire Boulevard
JRDB Secretary

APPROVE:

John Berley
Chair, 710 Wilshire
Boulevard JRDB