



**MINUTES
SPECIAL MEETING OF THE
ARCHITECTURAL REVIEW BOARD**

MONDAY, January 20, 2016
7:00 P.M.

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

1. CALL TO ORDER: 7:05 p.m.

2. ROLL CALL: Present: Lynn Robb, Chairperson
Margaret Griffin (arrival 7:10 p.m.)
Craig Hamilton
Therese Kelly
Maegan Pearson
Patrick Tighe

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

Absent: Amy Rothman

Chairperson Robb recognized Planning Commissioner Mario Fonda-Bonardi.

3. SECRETARY'S REPORT:

- President's Day arrives on the third Monday in February, so there will only be one meeting on February 1st;
- There will be a courtesy design concept review at the next meeting encompassing a City Services Building, that will follow with a review by the Landmark's Commission as the parcel is landmarked.

4. APPROVAL OF MINUTES:

a. January 4, 2016

ACTION: APPROVED WITH THREE CORRECTIONS: To page 5, paragraph 5, to read, "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, should not be just a painted surface but it should relate to the materiality of the building.

“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.”

Chairperson Robb made the motion to approve the Minutes with three corrections to paragraph five that was seconded by Vice-Chairperson Pearson and unanimously approved by voice vote.

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

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

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

A. CONSENT CALENDAR

a. **Resubmissions:** None

b. **New Submissions:** None.

B. REGULAR CALENDAR

a. **Resubmissions:** None

b. **New Submissions:**

7.1. ****15ARB-0454, 1227 19th Street: Multi-family Residential**

Approval of building façade design, colors, and materials for an existing two-story apartment building.

ACTION: CONTINUED AT THE APPLICANT'S REQUEST

Joe Spierer was present to discuss the project.

Chairperson Robb closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to the selection of Hardi plank lap siding, the introduction of gable dormers, decorative wood shutters, pediments and entryway columns, shingled roof, vinyl windows, stucco and paint color.

Board members stated that that the character of the original building has been taken away by this design and the proposed design is not better. The new design does not reflect Colonial architecture and a simple upgrade of the existing building would be appropriate.

Board members stated that the retention of the double height entrances contribute to the building and should not be removed. The original design rhythm is not symmetrical; however is quirky and unique and appropriate for the Southern California interpretation. The final execution should be an imprint of one volume with the rhythm of the original building as the dormers are an unnecessary addition. Board members stated that the color selection is strong, and directed the applicant to research the rehabilitation of the existing windows.

The Board stated that the vocabulary of the existing building is strong and directed he applicant to continue to work with Staff to rehabilitate this project.

Mr. Spierer asked for a continuance.

Chairperson Robb made the motion to continue the project that was seconded by Board member Tighe and continued by the following roll call vote 6-0:

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

Noes: None.

Abstain: None.

Absent: Rothman.

7.2. 15ARB-0470, 1919 Santa Monica Blvd.: Medical Office/Café

Approval of building façade design, colors, materials, and landscape plans for a new café tenant in an existing medical office building.

ACTION: CONTINUED AT THE APPLICANT'S REQUEST

David Montalba was present to discuss the project and provided additional renderings for the Board.

Chairperson Robb closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to the pedestrian orientation, the scale and articulation of design elements, exterior colors, textures and materials, window treatments, glazing, transparency, and landscaping.

Ariel Socarras, Associate Planner, gave an outline of the outdoor dining, auto parking and bike parking.

Board members stated that the direction of the Planning Commission to review the pedestrian orientation and amenities is difficult to review because the submitted landscape plan drawing should have included elevation, sections, and enlarged plans that call out the materials

Board members also stated that the proposed project is an improvement; however, the entrance to the building on Santa Monica Boulevard is appropriate and increases the pedestrian experience; however, the applicant should research integrating a canopy, trellis, or landscaping to identify the entrance and not appear inserted into the building. The column element to integrate the lower portion of the building is unclear.

The Board directed the applicant to continue to work with Staff. Any future submittal should contain landscaping plans and renderings, prior to the meeting, to allow adequate time for review. A material board is necessary for this size of project with complete landscape plans. The Board also directed the applicant to revisit the 20th Street elevation to appear more integrated with the building.

Mr. Montalba asked for a continuance.

Vice-Chairperson Pearson made the motion to continue the project that was seconded by Board member Kelly and continued by the following roll call vote 6-0:

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

Noes: None.

Abstain: None.

Absent: Rothman.

7.3. 15ARB-0474, 1700 Ocean Avenue: Hotel

Approval of building façade design, colors, and materials for Loews Hotel.

ACTION: APPROVED ON REGULAR CALENDAR WITH STAFF CONDITIONS

Nina Raey and Paul Altomare were present to discuss the project.

Chairperson Robb closed the public hearing.

Board members verified with Staff that the requested approvals are limited to the guest rooms that contain walk out patio spaces on the first, fifth and eight floors, and that the installation of the retractable canopy shades will be limited to the first level only. The Board also verified with Staff that the hedge would remain.

Board member stated that the proposed improvements are not visible from the street and not seen by the public, and are appropriate for the existing building; however, expressed concern with the one-way reflective copper glass.

One Board member stated that a sample of the proposed glass materials would have been helpful in evaluating the project and additional renderings would have demonstrated a relationship between the proposed glass and existing hedge. It was also stated that the submitted drawings did not give a perspective of the canopies after installation.

One Board member stated that the remodel of such a large hotel should have been presented as a complete project, not piecemealed, so that all the changes could have been considered and evaluated at one time

The Board verified that the glass will be one-way tinted, non-reflective and a non-copper element, that is compatible with the existing material selections and expressed concern to have had the opportunity to review the glass in the existing condition; however, stated that the relationship between the hedge and glass is appropriate, in lieu of the previous wrought iron material.

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

Ayes: Griffin, Hamilton, Kelly, Pearson, Tighe and Chairperson Robb.
Noes: None.
Abstain: None.
Absent: Rothman.

8. DISCUSSION: Public input permitted.

- a. Preliminary review of the design for 1337 Seventh Street, Santa Monica Fire Station No. 1 (Development Review Permit No.15ENT-0034).

ACTION: DISCUSSION HELD

Robb Quigley, the design architect, presented the project and outlined the influence of function, sustainability and engagement in the development of the project. The floor plan was outlined demonstrating the working, living and community areas and the balance between privacy and visibility to engage the community.

Board member Hamilton stated that the organization, planning, massing, and public face is very well considered. The Main Street elevation that is in front of the cellular private sleeping arrangement could be articulated better and feel friendlier from the street side. The historic display in the lobby and community room is a benefit to the community. The brick material anchors the project but should have more transparency to the street as a welcoming gesture. The life above the street level, with the sleeping/residential needs, could be developed more to remove the stacking appearance.

Vice-Chairperson Pearson stated that the display case connects the Fire Station to the community. The relationship of the first level with

the brick to the second level is not integrated, as it appears as a new building sitting on top of an old fire station.

Board member Griffin expressed concern of time management of the applicant to present the project to the Board a second time for review. Board member Griffin expressed concern regarding the blank walls on the second floor and the lack of windows facing the street. Board member Griffin also stated that the corner condition could be more open as there is a need to compose a more holistic presentation regarding all four sides of the building as the alley is not demonstrated in the current submittal. The overhang is unclear and feels cropped in the middle. The overall glass lobby that opens onto Seventh Street is a benefit to the Community.

Board member Kelly stated that the attention to materials and the quality of light is strong. The civic nature of the building and the community engagement component needs to be further developed. Board member Kelly stated that there should be more presence on the corner to announce this as an important civic building. The project should have some element of hierarchy between the overhanging canopy, the canted wall, and the red brick. Something more vertical or transparent could emphasize the project.

Board member Tighe stated that the strength of the project is the sectional quality and thought into the programmatic pieces of the project. The engagement of the public and private is a complicated endeavor that has been presented well in the architecture. Board member Tighe expressed concern regarding the integration of the elements of the project that could be unified with materials, light, and texture. There is a generic quality to the project with too much stucco.

Chairperson Robb stated that the presentation gave a thoughtful understanding in the action of the building how it will be used and how it is intended to be used. Chairperson Robb agrees with the comments of the Board members and stated that an emphasis of the lobby/community room should be more of glass block to showcase that element. There should be more of a hierarchy of the elements and simplify the material palate to define the building and remove the competition of the elements.

Planning Commissioner Mario Fonda-Bonardi stated that the sleeping quarters could be benefit from a different angle and accomplish privacy in a more dynamic form. Planning Commissioner Fonda-Bonardi also stated that storage of rainwater could be investigated to make the building more sustainable.

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

ACTION: DISCUSSION HELD

Chairperson Robb directed the Board to review to page 6 of the January 4, 2016 Minutes that highlights the concerns expressed at the last meeting.

Chairperson Robb stated that the previously discussed time frame of eight minutes appears to work, with the back-and-forth discussion period, and then the applicant's ability to make additional comments on the Boards input is a good procedure at this time.

After discussion, Board member concurred that if an applicant is not in attendance to present the project, it should be continued.

As previous discussed, taking a straw poll and/or creating categories will be discussed at a later date and the Board directed Staff to retain this item of the Agenda for future discussion.

- c. Reports from Board members regarding community and/or public meetings they have attended.

ACTION: DISCUSSION HELD

Chairperson Robb gave an outline of the discussion of 710 Wilshire Boulevard workshop on January 11. 2016.

Board member Kelly stated that the feedback was consistent. The format include a lengthy back-and-forth discussion and the elements of lighting, landscaping, and signage not discussed.

Chairperson Robb stated that a motion was requested on discussed items that are not binding, on the aspects of the building and design.

Chairperson Robb stated that this is a very different way to analyze a project, as directed by the City Council and Settlement Agreement.

Board member Griffin stated that said she cannot make a 5 pm meeting on any Monday, Wednesday, and Friday, and asked for the possibility of starting and future JDR meeting at 7:00 p.m.

9. FUTURE BOARD AGENDA ITEMS: None.

10. **REFERRALS TO STAFF:** Chairperson Robb requested that the review of the Downtown Design Guideline form a subcommittee and directed Staff to include this item on a future Agenda.

11. **ADJOURNMENT:** Chairperson Robb made the motion to adjourn at 9:15 p.m. that was seconded by Board member Kelly and adjourned by voice vote.

mc
01-28-16

ATTEST:

APPROVED:

Margaret Chapman
Staff Assistant III

Lynn Robb
Chairperson