



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

MONDAY, March 7, 2016
7:00 P.M.

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

1. CALL TO ORDER: 7:22 p.m.

Chairperson Robb informed the public that there are technical difficulties with the visual portion of the presentation of the projects. A hard copy of the plans are at the secretary's desk for reference. Chairperson Robb also informed the public that all Board members received plans prior to the meeting for evaluation.

2. ROLL CALL: Present: Lynn Robb, Chairperson
Therese Kelly
Maegan Pearson
Amy Rothman

Also Present: Steve Traeger, Principal Urban Designer
Grace Page, Associate Planner
Margaret Chapman, Staff Assistant III

Absent: Margaret Griffin
Craig Hamilton
Patrick Tighe

3. SECRETARY'S REPORT:

- The Planning Commission held two study sessions related to reviewing the Draft Downtown Community Plan. The City Staff will return to the Planning Commission in April or May. City Staff will be agendaized for discussion at the Architectural Review Board to further update the Board on the progress of the Draft Downtown Community Plan. This item has been agendaized for Board discussion further in the meeting under Discussion Item 8A to possibly form a subcommittee;
- The Joint Design Review Board for 710 Wilshire Boulevard, 14-ARB-173, has a meeting date of Wednesday, March 30, 2015;
- The next meeting of the Architectural Review Board is Monday, March 21, 2016. There are no Special Meetings scheduled at this time.

4. APPROVAL OF MINUTES:

a. February 1, 2016

ACTION: APPROVED WITH TWO CORRECTIONS, to page 7 paragraph 6 to read, "Chairperson Robb stated that the schematic presentation demonstrated the needs of the location, the demands of the space, and the challenges of creating a "Living Building." These demands are challenging and the applicant has created a very successful project. The existing character and functionality of the historic structure have been maintained in relation to this new building. The glass fritting patterns and the operable function of the windows will assist to animate and enliven the surface. The differentiation of the lower and upper stores with surface treatments or by recessing the ground floor for greater shadow and visual distinction would be helpful. Chairperson Robb also stated that the courtyard, the design and layout within it, feels trapped and would benefit from an opening or passage way connecting directly to the exterior of the buildings. Chairperson Robb stated that the photovoltaic structure should relate to the architectural features of the park in front of City Hall and to the City Hall itself to create harmony.

Page 9 paragraph, 7 to read, "The dinosaur topiary is only lit during the holiday and an effort to light the topiary permanently is ideal."

Chairperson Robb made the motion to approve the Minutes with two corrections that was seconded by Board member Kelly and unanimously approved by voice vote.

b. December 21, 2015

ACTION: APPROVED AS SUBMITTED

c. August 3, 2015

ACTION: APPROVED AS SUBMITTED

5. PUBLIC HEARINGS AND INPUT: None.

6. EX PARTE COMMUNICATION: Chairperson Robb, met with applicants for Item 7.4, 15-ARB-0237, 1681 26th Street.

7. REVIEWS: Public input permitted.

A. CONSENT CALENDAR

Board member Kelly recommended that Item 7.4, 15-ARB-0135, 1681 26th Street and Item 7.5, 14-ARB-0237, 1919 Santa Monica Boulevard be moved to the Consent Calendar.

Chairperson Robb made the motion to move Item 7.4, 15-ARB-0135, 1681 26th Street and Item 7.5, 14-ARB-0237, 1919 Santa Monica Boulevard be moved to the Consent Calendar that was seconded by Vice-Chairperson Pearson.

Chairperson Robb made the motion to approve the revised Consent Calendar that was seconded by Board member Kelly and approved by roll call vote 4-0.

a. Resubmissions:

- 7.1. **15ARB-0021, 1332 2nd Street: Theater/Restaurant**
Bifurcated approval of sign plans and program for restaurant tenants.
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

b. New Submissions:

- 7.2. **16ARB-0049, 1345 3rd Street Promenade: Retail**
Approval of sign plans for existing retail tenant, Abercrombie and Fitch.
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS
- 7.3. **16ARB-0077, 1413 3rd Street Promenade: Retail**
Approval of sign plans for retail tenant (Lids) and sign program amendment to permit projecting sign type.
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

B. REGULAR CALENDAR

a. Resubmissions:

- 7.4. **15ARB-0135, 1681 26th Street: Creative Office**
Bifurcated approval of the building paint colors associated with the renovation and adaptive re-use of an industrial site (formerly Papermate Factory).
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS
- 7.5. 15ARB-0237, 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 office building.

ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

b. New Submissions:

7.6. 15ARB-0404, 901 Wilshire Boulevard: Office

Approval of building façade design, colors, and materials for an existing office building.

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Amir Mikhail and Brett Taney were present to discuss the project.

One chit was submitted, Jerry Rubin.

Chairperson Robb closed the public hearing.

Board members stated their support of the project. The corner treatment and the addition of columns are an improvement and cleans-up and modernizes the building while enhancing the location. However; Board members expressed concern regarding the extent of the proposed painted stucco coating that should be an integral color due to volume. The concern was that over time there may be cracking and chipping.

Chairperson Robb made the motion to approve the project with revised conditions that was seconded by Board member Rothman and unanimously approved by the following roll call vote 4-0.

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

Noes: None.

Abstain: None.

Absent: Griffin, Hamilton, Tighe.

7.7. 15ARB-0467, 3001 Wilshire Boulevard: Commercial Retail

Approval of building façade design, colors, and materials for new commercial tenants.

ACTION: CONTINUED AT THE APPLICANT'S REQUEST

David Forbes Hibbert was present to discuss the project and requested three minutes of additional presentation time.

Chairperson Robb made the motion for five minutes of total presentation time that was seconded by Vice-Chairperson Pearson.

Chairperson Robb closed the public hearing.

Board members stated that the handout contained the existing conditions that assisted in understanding an awkward site. Board members also stated that the materials and color palate are an improvement to the existing conditions. The proposed changes give the ground floor some identity; however, the Board concurred with the Staff Report that there are too many columns that would benefit from a method to place them and make the building more visible as the current placement blocks the tenants. Concern was expressed concerning the selection of Trespa panel slat material faux wood finish, the narrow depth between the colonnade and the storefronts, and the relation and appearance from the second floor of the building. A suggestion was made to incorporate landscaping and recess a portion of the tenant storefront to perhaps create a larger outside seating area.

The Board stated that any future submittal should contain more information on how it's composed, a better demonstration on how the ground steps down and how the spaces are accessed. An outline of the proposed signage would be helpful in evaluating the project. The proposed lift is not a good solution to provide access to the site. This site is an opportunity to provide a project that is just not a retrofit and create something new. The Board stated that the site is challenging and would benefit from refinement and simplifying.

Mr. Hibbert asked for a continuance.

Chairperson Robb made the motion to continue the project that was seconded by Vice-Chairperson

Pearson and unanimously continued by the following roll call vote 4-0.

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

Noes: None.

Abstain: None.

Absent: Griffin, Hamilton, Tighe.

7.8. **15ARB-0469, 3008 Santa Monica Boulevard: Mixed-Use

Approval of building design, colors, materials, and landscape plans for a new four-story mixed-use development.

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

David Forbes Hibbert was present to discuss the project.

Chairperson Robb closed the public hearing.

Board members stated that the applicant has responded to the previous comments of the Board and incorporated cross ventilation and skylight components to the project. Revisions and refinement were made to the massing, open space and orientation of the units on the ground floor. The Board expressed concern with the choice of Trespa paneling with regards to aging and weathering and a fake wood grain. The selection of the annual plantings on the ground floor will need to be updated and include a maintenance plan. The huge tree plant pots on the corner appear bunker-like in height and there could be fewer pots of a different treatment. A comment was made regarding the invasive Mexican feather grass. The Trespa on the material board appears to be a better quality and is successful with the project. There is harmony with the colors.

Board members stated their support of the project. The volume at the corner is detailed with appropriate massing. The black brick strongly integrates the first level with the upper level and brings the building together harmoniously. The choice of spandrel glass and the color palate bring the project together. The

interior courtyard has several intimate spaces and is successful and open with appropriate seating.

Chairperson Robb made a motion to reopen the public testimony to allow the applicant to answer a question regard the Trespa materials that was seconded by Vice-Chairperson Pearson.

The applicant stated that the Trespa paneling would be the same color without the wood grain to make it more authentic.

The Board directed the applicant to continue to work with Staff regarding the selection of Trespa panels to be a solid color with no fake wood grain and the corner planters to create a more permeable appearance and to utilize a non-annual plant or an annual maintenance plan.

Vice-Chairperson Pearson made the motion to approve the project with revised conditions that was seconded by Board member Kelly and unanimously approved by the following roll call vote 4-0.

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

Noes: None.

Abstain: None.

Absent: Griffin, Hamilton, Tighe.

8. DISCUSSION: Public input permitted.

- A.** Discuss and potential appointment of Board members to form a sub-committee for the review of the Downtown Community Plan.

ACTION: DISCUSSION HELD

One chit was submitted, Jerry Rubin.

Chairperson Robb stated that the review of the Downtown Community Plan is very time sensitive. The Board concurred that there is a need for a subcommittee to review this process. Board members Pearson, Kelly, and Rothman volunteered to participate in a subcommittee.

Staff informed the Board that City Staff worked with the Planning Commission last week to review the draft. City Staff is now in the process of making presentations to other Boards and Commissions

and other interested groups throughout the City to review the revised draft. A presentation is scheduled before the Architectural Review Board. Staff will deliver a copy of the Downtown Community Plan to the subcommittee.

It was discussed that the subcommittee would attend the Planning Commission meeting to represent the Architectural Review Board. The subcommittee will return to the Planning Commission sometime in May 2016. The ARB members can go to that meeting with comments.

Chairperson Robb directed Staff to inform the Board of the all the upcoming dates.

Chairperson Robb made the motion to form a subcommittee for the purpose of reviewing the Downtown Community Plan that consisted of Board members Pearson, Kelly, and Rothman. Board member Rothman seconded the motion that was approved by voice vote 4-0. Chairperson Robb appointed Vice-Chairperson Pearson as the Chairperson of the subcommittee.

- B.** Discuss the upcoming City of Santa Monica Boards & Commission Dinner and video/script preparation.
ACTION: DISCUSSION HELD

Chairperson Robb informed the Board that the upcoming Boards and Commission Dinner will be in May 2016 and there is a need for a video/script preparation to be composed. The City Clerk has directed all Boards and Commissions to fill out a report so that a script can be composed and a Board member will read the script on film.

Chairperson Robb distributed the letter and guidelines for the video report script and directed Board members to highlight their accomplishments by E-mail and send to Staff. Chairperson Robb also directed every Board member to write a two sentence description of themselves to Staff by the end of the week. Staff was instructed to collate the Board members E-mails and send to Chairperson Robb.

Staff confirmed for the Board that the 2016 Boards and Commission Dinner is Monday, May 2, 2016 with invitation to be mailed in early April and the theme for 2016 is "Preserving enhancing and strengthening our hometown of Santa Monica".

Chairperson Robb and Vice-Chairperson Pearson will be working on the script preparation after all E-mail are forwarded to meet the next Monday deadline.

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

- 10. ADJOURNMENT:** Chairperson Robb made the motion to adjourn at 8:45 p.m. that was seconded by Vice-Chairperson Pearson and adjourned by voice vote.

mc
03-15-16

ATTEST:

APPROVED:

Margaret Chapman
Staff Assistant III

Lynn Robb
Chairperson