



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

MONDAY, March 21, 2016
7:00 P.M.

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

1. CALL TO ORDER: 7:04 p.m.

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

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

Absent: Craig Hamilton

3. SECRETARY'S REPORT:

- The previous concept review for 1560 Lincoln Blvd, mixed-use project at Denny's Development Agreement site, may be agendized for discussion and review at the next meeting;
- The April 4, 2016 meeting will also contain two mixed use concept review float up Development Agreements on Sixth Street and Lincoln Boulevards.

4. APPROVAL OF MINUTES:

a. March 7, 2016

ACTION: APPROVED AS SUBMITTED.

Chairperson Robb made the motion to approve the Minutes as submitted that was seconded by Vice-Chairperson Pearson unanimously approved by voice vote 6-0.

Chairperson Robb welcomed Landmark Commissioner John Berley to the meeting.

5. PUBLIC HEARINGS AND INPUT: None.

6. **EX PARTE COMMUNICATION:** Chairperson Robb had a brief conversation with Landmark Commissioner John Berley regarding Item 7.1, 15-ARB-0454, 1227 19th Street.

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

A. CONSENT CALENDAR

- a. **Resubmissions:** None
- b. **New Submissions:** None

B. REGULAR CALENDAR

a. **Resubmissions:**

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 window type and height, entry porticos, single roof line and pitch, pediments with columns above the entryway, planter boxes, decorative wood shutters, belly band, and smooth Hardie plank lap siding materials.

The Board stated their support of the applicant's desire to renovate the existing building with durable with water tight materials and create a better living space.

Board members also stated that the applicant has responded to the previous concerns of the Board; however, the previous tall porticos were a contributing factor of the original architecture in maintaining the height and retaining many of the quirky details of the building, and the previous mix matched windows gave the building its unique feature of Santa Monica architecture. The addition of a belly band around the

building, shutters, and planters appear applied and generic and do not work. Board members stated that the proposed application is trying to mimic the original but is not maintaining the integrity of the existing building. Board members stated that the character and strength of the building is its eccentricity and the existing structure has a personality and rhythm that are all components that give it a distinct personality and that unique element is the fabric of the City. The Board stated that the proposed project is repetitive compared to the original that has a design that accents the rhythm. The Board directed the applicant to maintain that strength and character.

Commissioner Berley stated that the authenticity in this building is what composes the unique characteristics and suggested that they replace in kind to maintain the uniqueness of Santa Monica. It should be celebrated and not make it something else. This project is not listed on the Historic Resources Inventory. This is a unique building that demonstrates a great deal of integrity. The character defining features of this structure should be maintained as retaining part of the City's built environment.

John Berley made the recommendation that the Landmark Commission and the Architectural Review Board collaborate on the review of the integrity of unique buildings for further discussion at a later date.

Mr. Spierer asked for a continuance.

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

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

Noes: None.

Abstain: None.

Absent: Hamilton.

b. New Submissions:

7.2. 16ARB-0092, 333 Olympic Drive: Public Facility

Approval of the landscape plans for the water feature replacement project at the Public Safety Facility.

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Jeremy Clinic and Tom Afschar were present to discuss the project. The applicant clarified for the Board that the previous water feature was removed to minimize water and maintenance and repairs with appropriate irrigation and drainage that is connected to the existing recycle water program. There is no mounding and the surface is level and the gravel paths can be raked to create striations or left unraked for a more natural appearance.

Chairperson Robb closed the public hearing.

Board members stated that the proposed landscape plan to enhance the Public Safety Facility and enhance the removed water feature is a thoughtful scheme. The Board confirmed with the applicant that the raked paths are not accessible for the public. The Board conditioned the project that the upper tier of the removed water feature should tie into the lower landscaped area with possible cascading plantings.

Board members stated that the proposed landscaping project should relate to the existing and proposed Civic Center and tie into Ken Plaza and Tongva Park.

The Board conditioned the applicant to work with Staff for any possible way to unify the project with a connection to the upper tier and the lower tier.

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

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

Noes: None.

Abstain: None.

Absent: Hamilton.

Chairperson Robb made the motion to hear Items 7.3, 16-ARB-0093, 201 Bicknell Avenue and Item 7.4, 16-ARB-0094, 2000 Main Street, together that was seconded by Board member Kelly and approved by voice vote 6-0.

7.3. 16ARB-0093, 201 Bicknell Avenue: Mixed Use

Approval of revised design, colors, and materials for perimeter walls/fences and landscape plans.

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Frank Marsinski was present to discuss the project and stated that due to the multiple incidents of trespassers and loiters, there is a need to secure the property at this time for residents and employees because of a large volume of night traffic. Mr. Marsinski stated that after meeting with Staff the fence was moved back from the sidewalk and that there are plans to utilize a landscape maintenance company.

Chairperson Robb made the motion to accept a late chit for a public member that was seconded by Board member Rothman that was approved unanimously by voice vote 6-0.

One chit was submitted, John Morgan.

Chairperson Robb closed the public hearing.

The Board verified with the applicant that the planters are exposed CMU and will be integrated after the addition. The Board expressed concern that a planting plan was not submitted with the application that depicts the location of the specific materials. The Board also verified with the applicant that a full planting and irrigation plan will be submitted to staff as recommended in the conditions of the Staff Report.

Many Board members stated their support of the project as the changes are minimal and will provide security to the project; however, expressed concern that the submitted materials lack details to provide the ability for the Board to review the project. The Board conditioned the project to provide details regarding the planting materials and planters to Staff and also conditioned the

project for Staff to review the glass wall and gate detail height to examine the relationship between them. A friendly suggestion was made for the applicant to implement a maintenance plan.

Board member Griffin 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 6-0.

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

Noes: None.

Abstain: None.

Absent: Hamilton.

7.4. 16ARB-0094, 2000 Main Street: Mixed Use

Approval of revised design, colors, and materials for perimeter walls/fences and landscape plans.

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

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

Noes: None.

Abstain: None.

Absent: Hamilton.

8. DISCUSSION: Public input permitted.

- A.** Discuss/update on Downtown Community Plan.
ACTION: DISCUSSION HELD

Chairperson Robb informed the Board, as discussed at the March 7, 2016 meeting, Board members Kelly, Rothman, and Vice-Chairperson Pearson have formed a subcommittee to review the Downtown Community Plan and design guidelines that will allow the Architectural Review Board to contribute input to the Planning Commission and City Council. The Board directed Staff to inform the Board of upcoming dates and deadlines.

Staff informed the Board that the Downtown Community Plan Staff will present to the Architectural Review Board on April 18, 2017 and give a presentation of the revised draft that was given to the public in February of this year. Staff provided a partial copy and specific sections of the design aspect of the proposed Downtown Community

Plan to the subcommittee members. The subcommittee is to meet prior to the next meeting to compose comments and present at the April 4, 2016 meeting. The Board directed Staff to send a link to the Board members to access the Downtown Community Plan.

- 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 predetermined outline has been completed and forward to the City Clerk and an appointment will be made to read the prepared script. Chairperson Robb welcomed additional comments and feedback from Board members. Once City TV has composed a script, additional materials may be requested from Staff.

- 9. FUTURE BOARD AGENDA ITEMS:** Chairperson Robb agendized a discussion regarding a presentation from the Landmark’s Commission to discuss the authenticity and character of buildings that are not on Historic Resources Inventory to sustain the unique fabric of Santa Monica.

- 10. ADJOURNMENT:** Chairperson Robb made the motion to adjourn at 8:30 p.m. that was seconded by Kelly and adjourned by voice vote.

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ATTEST:

APPROVED:

Margaret Chapman
Staff Assistant III

Lynn Robb
Chairperson