City of
Santa Monica®

MINUTES

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

Founded 1875
"Populus felix in urbe felici"

Wednesday, March 30, 2016
7:00 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 at 7:09 pm.

1. ROLL CALL:

Present:
Margaret Bach
John Berley, Chair
Margaret Griffin
Barbara Kaplan
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:
Therese Kelly

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

1. APPROVAL OF MINUTES:

1-A. January 11, 2016

The Board made corrections to the January 11, 2016 minutes. Chair Pro Tempore Robb made a motion to continue approval of the January 11, 2016 minutes. Chair Berley seconded the motion. The motion was approved by voice vote, with all attending members present.

2. APPROVAL OF STATEMENTS OF OFFICIAL ACTION: None

3. PUBLIC INPUT: None.

4. PUBLIC HEARING:

5-A. Architectural Review Board application 14ARB-173, 710 Wilshire Boulevard, for approval of building design, colors, materials and landscape plans for the construction of a new 271-room hotel that includes the retention and adaptive reuse of a City Landmark office building (Santa Monica Professional Building), a bridge connection between the Landmark building and the new hotel building, and 15,210 sf of ground-floor retail/restaurant space.

The Board made *ex parte* communication disclosures.

Ms. Yeo presented the staff report. Staff recommended that the Board approve Architectural Review Board application 14ARB-173, 710 Wilshire Boulevard based upon the draft findings in the staff report.

The following members of the public addressed the Commission: Howard Laks (project architect), Sharn Stinson-Ure (project landscape architect), Robert Chattel (project architectural historian), Teal Brogden (project lighting consultant), Scott Flax (project color consultant), Abby Arnold, Gabriella Rosco (CLUE), Michael Kelly, Cathy Youngblood, Brian Dolber (Unite Here Local 11), Reverend Jim Conn (Clery and Laity United for Economic Justice), and Carol Lemlein (Santa Monica Conservancy).

Mr. Laks asked the Board for fifteen minutes for his presentation. Chair Pro Tempore Robb made a motion to allow the applicant team fifteen minutes for their presentation. Board Member Griffin seconded the motion. The motion was approved by voice vote, with all attending members present.

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

The Board generally had positive comments about the project and stated that the current project design was an improvement over the previous iteration. The Board agreed that the color and material palette on the new building needs some modifications and they described specific locations, materials and colors that are affected. Chair Berley stated that the amount of lighting on the landmark building should be minimized. Board Member Kaplan stated that the project should have a connection to the alley. Chair Pro Tempore Robb suggested that the applicant team work with staff to improve the landscape around the canopy of the new structure.

Chair Pro Tempore Robb made a motion to approve Architectural Review Board application 14ARB-173, 710 Wilshire Boulevard, with the following conditions: [1] the applicant work with staff on revisions to the materials and color plans as discussed; [2] the applicant work with staff to modify the landscape on the podium level and above the canopy on the west-facing elevation; [3] the pole lights at the podium level be eliminated; and [4] conditions that were outlined in the staff report. The Board made a friendly suggestion that the applicants clarify the lighting on the landmark building. Chair Berley seconded the motion.

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

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

5. **ADJOURNMENT**: Board Member Bach made a motion to adjourn the meeting on Wednesday, March 30, 2016 at 9:41 pm. Board Member Kaplan 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