



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

MONDAY, June 20, 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 (arrival at 7:07 p.m.)
Craig Hamilton
Maegan Pearson
Amy Rothman

Also Present: Grace Page, Associate Planner
Margaret Chapman, Staff Assistant III

Absent: Therese Kelly
Patrick Tighe

3. SECRETARY'S REPORT:

- Staff recognized Chairperson Lynn Robb for eleven years of service and her significant contribution to the City;
- Monday, July 4, 2016, is a holiday and there will be no meeting of the Architectural Review Board. The July 18, 2016 meeting, may be a sizeable meeting with a large Agenda;
- Staff requested that Board members notify Staff of any upcoming Summer vacations and absences;
- The ARB appointment vacancies will be agendized and appointed by the City Council in August.

Board member Griffin arrived at the Dias at 7:07 p.m.

4. APPROVAL OF MINUTES:

A. June 6, 2016

ACTION: APPROVED WITH ONE CORRECTION to page 4, paragraph 6 to read: "Board members also stated that the removal of the ramp is unfortunate and the proposed lift is a poor alternative."

Chairperson Robb made the motion to approve the Minutes with one correction that was seconded by Vice-Chairperson Pearson, and one abstention by Board member Griffin.

- 5. **PUBLIC HEARINGS AND INPUT:** One chit was submitted, Jerry Rubin.
- 6. **EX PARTE COMMUNICATION:** None.
- 7. **REVIEWS:** Public input permitted.

A. CONSENT CALENDAR

Vice-Chairperson Pearson proposed that Items 7.5, 16-ARB-0220, 425 Colorado Avenue and Item 7.6, 16-ARB-0228, 501 Colorado Avenue be moved to the Consent Calendar. Chairperson Robb made the motion to move 7.5, 16-ARB-0220, 425 Colorado Avenue and Item 7.6, 16-ARB-0228, 501 Colorado Avenue to the Consent Calendar that was seconded by Board member Rothman.

Chairperson Robb made the motion to approve the revised Consent Calendar that was seconded by Vice Chairperson Pearson and approved by voice vote.

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

- 7.1. ***16ARB-0249, 928 Santa Monica Boulevard: Retail**
Approval of sign plans for a new retail tenant, Classic Tile & Flooring.
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

- 7.2. ****16ARB-0279, 1245 3rd Street Promenade: Retail**
Approval of a projecting sign for retail tenant, Max Studio.
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

B. REGULAR CALENDAR

- a. **Resubmissions:**

- 7.3. ****16ARB-0068, 2520 Santa Monica Boulevard: Retail**
Approval of the façade design, colors, materials, and sign plans for a new commercial tenant, Pacific Patio.

**ACTION: APPROVED ON REGULAR CALENDAR
WITH REVISED CONDITIONS**

Aaron Brumer was present to represent the project and presented a hand painted sample of the graphic for the Board that represents the idea of the project. The sample was not to scale, color, or finish.

Chairperson Robb closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to smooth trowel finish, the super clean effect of the graphic, color, and scale, and the integration of the vertical control joints in the plaster.

Board members expressed concern regarding the dark stainless steel letterings and suggested a match the rim color. Board members also expressed concern with the glossy paint finish and suggested a mat color.

The Board directed the applicant to work with Staff to create a sample demonstrating the appropriate scale and graphic quality with proper materials and colors.

The project was conditioned to include lettering changes to brushed stainless steel to match the framework, and that the applicant provides an adequate artwork sample for a hard edged clean graphic created by the materials that are going to be used on the vinyl.

Chairperson Robb made the motion to approve the project that was seconded by Board member Griffin and approved by the following roll call vote 5-0.

Ayes: Griffin, Hamilton, Pearson, Rothman, and Chairperson Robb.

Noes: None.

Abstain: None.

Absent: Kelly, Tighe.

b. New Submissions:

Staff has requested that sign plans for 16-ARB-0046, 2727 Santa Monica Boulevard, separate from this

application due to calculations errors and return to the Board a later date with a sign adjustment.

7.4. **16ARB-0046, 2727 Santa Monica Boulevard: Drive-thru

Approval of building design, colors, materials, landscape plan, sign plan and adjustments for the renovation of an existing Carl's Junior Restaurant and Drive-Thru.

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Doug Cooper was present to represent the project.

Chairperson Robb closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to parapet height, stucco texture, colors, and finish, metal siding contrast, and landscape choices.

Board members stated that the proposed changes are an improvement to an existing building and directed the applicant to work with Staff on EF4 & EF6 stucco colors, with a less coarse stucco finish and integral colors. A friendly suggestion was made to incorporate drought tolerant landscaping.

Vice-Chairperson Pearson made the motion to approve the project with revised conditions that was seconded by Vice-Chairperson Pearson and approved by the following roll call vote 5-0.

Ayes: Griffin, Hamilton, Pearson, Rothman, and Chairperson Robb.

Noes: None.

Abstain: None.

Absent: Kelly, Tighe.

7.5. 16ARB-0220, 425 Colorado Avenue: Hotel

Approval of sign plan and program for a new hotel and ancillary tenant.

ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

- 7.6. 16ARB-0228, 501 Colorado Avenue: Hotel**
Approval of sign plan and program for a new hotel and ancillary tenant.
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

8. CONCEPT REVIEWS: None

9. DISCUSSION: Public input permitted.

- A.** Reports from Board members regarding community and/or public meetings they have attended.
ACTION: DISCUSSION HELD

Board member Rothman provided notes from the Downtown Placemaking Guidelines meeting. Board member Rothman stated that a topic of interest was seating and it was emphasized as an important component of making the Downtown friendly. Different types of seating were explored and incorporated into design samples.

Chairperson Robb directed Staff to keep the Board informed on upcoming presentations.

Staff will provide an E-mail link for the presentation.

- B.** Discuss topics for a potential Study Session and meeting schedule for summer.
ACTION: DISCUSSION HELD

Staff stated that potential topics for a future Study Sessions have been forwarded to Staff and Staff encouraged Board members to continue to highlight topics of interest. Interests have been expressed regarding the comprehensive design of the future Lincoln Boulevard, and a presentation from Landmark Commissioner, John Berley, to discuss character and contributions of older buildings.

10. FUTURE BOARD AGENDA ITEMS: None.

11. ADJOURNMENT: Chairperson Robb made the motion to adjourn at 7:59 p.m. that was seconded by Vice-Chairperson Pearson and adjourned by voice vote.

mc
07-11-16

Margaret Chapman
Staff Assistant III

Maegan Pearson
Acting Chairperson