



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

MONDAY, July 18, 2016  
7:00 P.M.

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

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

**2. ROLL CALL:** Present: Meagan Pearson, Acting Chairperson  
Margaret Griffin (arrival 7:07 p.m./departure 8:35 p.m.)  
Therese Kelly  
Amy Rothman  
Patrick Tighe

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

Absent: Craig Hamilton

**3. SECRETARY'S REPORT:**

- Staff informed the Board that Vice-Chairperson Pearson will be acting as Chairperson until a full Board is present after appointments by the City Council in August;
- Staff introduced, Jing Yeo, Planning Manager, to outline a potential Study Session regarding the downtown Lincoln Boulevard projects vision and nature of design. Ms. Yeo stated the proposed Development Review projects will all come before the Architectural Review Board for concept review prior to being agendaized to the Planning Commission. Ms. Yeo stated that the Board's input and review is vital to shaping these project.

**4. APPROVAL OF MINUTES:**

**A.** June 20, 2016

ACTION: Continued to the August 1, 2016 meeting when a quorum is present from the June 20, 2106 meeting.

Board member Griffin arrived at the Dias.

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

6. **EX PARTE COMMUNICATION:** Board members Griffin and Tighe individually conversed with the owner of Item 7.4, 16-ARB-0454, 1227 19<sup>th</sup> Street.

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

**A. CONSENT CALENDAR**

Acting Chairperson Pearson made the motion to accept the Consent Calendar as submitted that was seconded by Board member Rothman and approved by roll call vote. 5-0

**a. Resubmissions:**

7.1. **\*\*16ARB-0046, 2727 Santa Monica Boulevard: Drive-thru**

*Bifurcated approval of sign plan and adjustments for Carl's Jr. Restaurant and Drive-Thru.*

ACTION: APPROVED ON REGULAR CALENDAR WITH STAFF CONDITIONS

**b. New Submissions:**

7.2. **16ARB-0239, 1255 20<sup>th</sup> Street: Hotel**

*Approval of courtyard landscape and hardscape modifications for an existing hotel, The Ambrose Hotel.*

ACTION: APPROVED ON REGULAR CALENDAR WITH STAFF CONDITIONS

7.3. **\*\*16ARB-0337, 1332 2<sup>nd</sup> Street: Theater/Restaurants**

*Approval of a building design and colors associated with the installation of a mural on the south facing façade of an existing theater.*

ACTION: APPROVED ON REGULAR CALENDAR WITH STAFF CONDITIONS

**B. REGULAR CALENDAR**

**a. Resubmissions:**

7.4. **\*\*15ARB-0454: 1227 19<sup>th</sup> Street: Multi-Family Residential**

*Approval of building façade design, colors, materials, and landscape plan for an existing multi-family residential property.*

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Joe Spierer was present to discuss the project.

Acting Chairperson Pearson closed the public hearing.

Board members stated that the applicant has responded to the previous concerns of the Board from the January 20, 2016 and the March 21, 2016 meetings and integrated the suggestions of the Board.

Discussion ensued on various aspects of the presentation including but not limited to the stucco color, window type, front door colors, planter boxes irrigation, and lighting.

Board members stated that the current project is an improvement from the previous as the window types are more similar to original and the faux mullions have been removed; however, the Board expressed concern with the planter boxes irrigation and maintenance.

The Board referred the applicant to continue to work with Staff regarding details, irrigation, and maintenance of the planter boxes.

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

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

Noes: None.

Abstain: None.

Absent: Hamilton.

**b. New Submissions:**

**7.5. \*\*16ARB-0212, 2908 Nebraska Avenue: Creative Office**

*Approval of building façade design, colors, materials, and landscape plan for a creative office tenant.*

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Wayne Schlock was present to discuss the project.

Acting Chairperson Pearson closed the public hearing.

Staff informed the Board that this project is in a pedestrian priority area of the Bergamot Plan and there is a potential for a possible sidewalk as a City project improvement, and not the responsibility of the property owner.

Board members stated their support of the project stating that enhancing the existing grid structure with a strong landscape proposal is creating a contemporary building in a refreshing manner as the existing building was not descript; however, one plant type was recommended for removal; limonium perezii sea lavender, because of its invasive nature and limonium californicom was suggested as a replacement.

One Board member expressed concern with the existing brick and made a friendly suggestion to investigate additional options.

One Board member expressed concern regarding the clear glass and translucent glass placement as the rendering are not clear and the project is difficult to understand with the submitted renderings. A friendly suggestion was made by another Board member that more transparency on the Nebraska elevation will open the building up more to the public.

The applicant was directed by the Board to work with Staff to remove and substitute the invasive plant material.

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

Ayes: Griffin, Kelly, Tighe, and Acting Chairperson Pearson.

Noes: None.

Abstain: Rothman.

Absent: Hamilton.

**7.6. \*\*16ARB-0236, 1442 2<sup>nd</sup> Street: Restaurant**

*Approval of building façade design, colors, materials, and building sign program for North Italia restaurant.*

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Jason Smith was present to discuss the project.

Acting Chairperson Pearson closed the public hearing.

Board members stated that the proposed project is a fresh redo of an existing building with a contemporary treatment and use of the outdoor space. Board members also stated that the proposed project incorporates a lot of great qualities; however, expressed concern with the upper portion of the project not working with the components of the lower portion of the building. The upper portion of the project remains with the existing railings, painted white window frames, stucco color, and not as elegant as the other components of the project.

Board members also stated that submitted packet is lacking detail on how the materials end and start.

Board members directed the applicant work with Staff to define the entry and refresh/compliment the upper portion of the building with the lower portion and directed the applicant to provide to Staff detailing of the materials at the joints.

Board member Tighe made the motion to approve the project with revised conditions that was seconded by Board member Griffin and approved by the following roll call vote 5-0.

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

Noes: None.

Abstain: None.

Absent: Hamilton.

**7.7. \*\*16ARB-0259, 1626 Lincoln Boulevard: Multi-Family Res.**

*Approval of building design, colors, materials, and landscape plans for the construction of 5-story, 64-unit, affordable housing project.*

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Nathan Bishop was present to discuss the project and provided a sample of the acrylic materials.

Acting Chairperson Pearson closed the public hearing.

The Board stated that the applicant has responded to the comments of the Board from the Architectural Review Board concept review on October 15, 2015, the design and landscaping is thoughtful on every plane with very well presented package materials. The north and south walls are beautiful. The front façade is transparent and the facades beyond it can be viewed.

Discussion ensued on various aspects of the presentation including but not limited to quality of the covered outdoor spaces with particular attention to shade and wind, fin materials, solar components, and the underside treatment of the balconies. The Board expressed that the architectural form and pops of color are used in different ways and benefit the project. However, Board members stated that the base appeared heavy and would benefit from being opened up. The pedestrian accessibility is a plus and the arroyo is friendly and not blocked off and open and should continue in that fashion. The Board expressed distain for the window art display.

The Board directed the applicant to continue to work with Staff to provide details regarding the materials, irrigation, and maintenance of the planter boxes and their landscaping materials.

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

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

Noes: None.  
Abstain: None.  
Absent: Hamilton.

**7.8. 16ARB-0324, 2600 Colorado Avenue: Office**

Approval of façade design, colors, materials, and landscape/hardscape plan for an office building entrance renovation and sign program modification.

ACTION: CONTINUED AT THE APPLICANT'S REQUEST

Joseph Coriaty was present to discuss the project.

Acting Chairperson Pearson closed the public hearing.

The Board verified with Staff that the metal clad fins, circular canopy, and boat shape enclosure are to be removed.

Board members stated that the proposed renovation to the existing office building with the creation of an outdoor space, seating, lighting and landscape enhancements is a positive engagement to the corner. Board member also stated that the proposed project is on a very visible corner and transforms the outdoor space into a patio entrance with engaging landscaping.

However many Board members stated that closing the corner shuts out the public and the corner piece should remain open maintaining transparency. The current trellis feature, screening the existing electrical transformer, and exhaust vents, appears heavy.

Mr. Coriaty asked for a continuance.

Acting Chairperson Pearson made the motion to continue the project that was seconded by Board member Tighe and continued by the following roll call vote 5-0.

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

Noes: None.  
Abstain: None.  
Absent: Hamilton.

**8. CONCEPT REVIEWS:** Public input permitted.

- A.** Preliminary review of the design concept for a new 5-story mixed-use development with 66 residential units and 6,300 SF of ground floor commercial retail, 1641-1645 Lincoln Boulevard (Development Review Permit No. 16ENT-0058).  
ACTION: DISCUSSION HELD

Misty Kaplan presented the project for discussion and spoke on the massing and vertical elements, forms, materials, pedestrian orientation, and the visual linkage of the project to vintage trains. The project was presented as five stories, consisting of three levels of subterranean parking, ground floor commercial space and sixty-six residential units. The ground floor frontage is made up of primarily commercial uses with pedestrian oriented design, and also includes a residential lobby.

Board member Griffin cautioned the applicant to not progress too metaphorically, the reference to the box car theme has led to interesting material choices, but if the reference is too strict it could create problems.

Board member Griffin stated that the material palate is unique with angled plans that relate and create a nice elegant façade. The corner is problematic, the middle box appears crashing through the roof to become a wall and is a clumsy condition. The overall quality of the front is interesting and a more unified totality of the building would be great. There should be an understanding on how this works on the alley and on the other sides while maintaining a consistency.

Board member Kelly stated that the concept to replicate the idea of movement and the reference to the train comes through very strong on the Lincoln façade. The project is a very unique approach and a great start and the two angled plans coming together makes it visually interesting, and on the pedestrian level interesting to walk by and inviting to those spaces. Board member Kelly asked the applicant to describe the common spaces of the project.

Board member Rothman stated that the project is very different and unique and stated her support of the colors and materials.

Board member Tighe stated that the story is a nice way to set the tone and that inspiration is demonstrated in the design. The horizontal movement on the front facade is shown and could be integrated on the alley side and other facades. The base is

confusing with heavy/light/industrial/vintage features and does not work with the rest of the building and an element of transparency could simplifying those features. This is a very non-white building for the neighborhood and will stand out positively.

Acting Chairperson Pearson stated that the language should work all the way around the building. The large green space on the first floor is very nice and an appropriate size and should be developed as usable space. The project is headed in a very good direction and the ground floor would benefit from refinement to tie in with the elements above.

Staff informed the Board that the project includes an alley easement along with the neighboring property.

Board member Griffin left the Dias at 8:35 p.m.

- B.** Preliminary review of the design concept for a new 5-story mixed-use development with 192 residential units and 10,500 SF of ground floor commercial retail, 1613-1637 Lincoln Boulevard (Development Review Permit No. 16ENT-0036).  
ACTION: DISCUSSION HELD

Lars Johansson presented the project for discussion and spoke on the design concept utilizing the industrial history of the block. Massing, materiality, and pedestrian experience were addressed. Focus was placed on the length of the façade and the overall massing was reduced with the introduction of a central plaza. The tones, finishes and thickness were presented with stone materials to create movement and flow across the facades. The introduction of metal, glass, wooden planks, and scored pavers were introduced to create a pedestrian experience and reference the rail system.

Board member Tighe expressed concern with the scale and massing and suggested that it could be broken down more at the entry on Lincoln at the ground level to offer some relief on that fenestration. Board member Tighe also stated to open up the courtyard to the street would create better airflow and transparency and would additionally break up the scale.

Board member Tighe also stated that the horizontal lines are relentless. There is no kind of interaction between the base and the building and some of those elements could be brought down so that it is more integrated. The roofline could benefit from playing with the heights and create some movement and additionally break up the scale. Board member Tighe stated that the volume of stone for such

a large project would benefit from the introduction of a different material, as a way to break up the massing.

Board member Rothman expressed her support of the materials and colors and stated that the courtyard would benefit from a revisit to open it up. There should be some type of integration from the upper stories down to the transparent street level to tie it together.

Board member Kelly thanked the applicant for his presentation presenting options to break up the massing and deliver the concept design of the project; however, Board member Kelly stated that the concept of the train is not reading on this project and getting lost because of the other facades. The interior facades should be much calmer and more of a consistent plane to create a stronger break between the two masses. A differentiation of the north and south parts of the building between the courtyards could be another opportunity to try to break the massing with color or roof height. The pedestrian level has a visual interest and should be investigated.

Acting Chairperson Pearson stated that the project is a very large site and concurs with the comments of the Board members regarding massing, materials, and open spaces.

**9. DISCUSSION:** Public input permitted.

- A.** Reports from Board members regarding community and/or public meetings they have attended.  
ACTION: NO ACTION TAKEN

**10. FUTURE BOARD AGENDA ITEMS:** None.

**11. ADJOURNMENT:** Acting Chairperson Pearson made the motion to adjourn at 9:13 p.m. that was seconded by Board member Kelly and adjourned by voice vote.

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07-25-16

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Margaret Chapman  
Staff Assistant III

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Maegan Pearson  
Acting Chairperson