



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

MONDAY, August 15, 2016  
7:00 P.M.

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

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On August 9, 2016, the City Council appointed Joshua Rosen to a partial term ending June 30, 2017. The Oath of Allegiance for public officers and employees was administered prior to the meeting.

On August 9, 2016, the City Council reappointed Craig Hamilton to a full term ending June 30, 2020. The Oath of Allegiance for public officers and employees was administered prior to the meeting.

Acting Chairperson Pearson welcomed new Board member Rosen to the Architectural Review Board.

**1. CALL TO ORDER: 7:02 p.m.**

**2. ROLL CALL:** Present: Meagan Pearson, Acting Chairperson  
Craig Hamilton  
Joshua Rosen  
Patrick Tighe

Also Present: Jason Parry, Planning Commissioner (arrival 7:50 p.m.)  
Grace Page, Senior Planner  
Margaret Chapman, Staff Assistant III

Absent: Therese Kelly  
Margaret Griffin

**3. SECRETARY'S REPORT:**

- Staff informed the Board that Barbara Kaplan has been appointed to a full term with ending June 30, 2020;
- Staff stated that the nomination/vote for the Chair and Vice Chair will take place when a full Board is present;
- An E-mail regarding Item 7.2, 16-ARB-0305, 1612-16 Ocean Park Boulevard, has been placed at the Dias;
- An E-mail regarding Item 7.4, 16-ARB-0344, 1229 Santa Monica Boulevard, has been placed at the Dias;
- There are four Board members present at this meeting and an approval will require all four votes;

- September 5, 2016 is Labor Day and the Architectural Review Board meeting is cancelled for that Monday. The next meeting is Monday, September 19, 2016;
- The approval of the Minutes for the August 1, 2016 meeting will be continued until a full Board is present with members who attended the meeting.

**4. APPROVAL OF MINUTES:**

**A. August 1, 2016**

ACTION: CONTINUED UNTIL A FULL BOARD IS PRESENT WITH MEMBERS WHO ATTENDED THE AUGUST 1, 2016 MEETING.

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

**6. EX PARTE COMMUNICATION:** Acting Chairperson Pearson, Board members Hamilton and Tighe, individually received an E-mail regarding Item 7.3, 16-ARB-0306, 3014 4<sup>th</sup> Street.

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

**A. CONSENT CALENDAR**

Board member Tighe made the recommendation that Item 7.5, 16-ARB-0385, 1440 4<sup>th</sup> Street, be moved to the Consent Calendar.

Acting Chairperson Pearson made the motion to move Item 7.5, 16-ARB-0385 to the Consent Calendar.

Acting Chairperson Pearson made the motion to approve the revised Consent Calendar that was seconded by Board member Tighe.

**a. Resubmissions:** None

**b. New Submissions:**

**7.1. \*\*16ARB-0387,2323 28<sup>th</sup> Street: Multi-Family Residential**

Approval of landscape plans for a new two-story, eight-unit condominium project.

ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

**B. REGULAR CALENDAR**

**a. Resubmissions:**

- 7.2.** \*\*16ARB-0305, 1612-16 Ocean Park Blvd: Retail  
Approval of building façade design, colors, materials and sign plans for an existing single story commercial building.  
ACTION: CONTINUED AT THE APPLICANT'S REQUEST.

John Staff was present to discuss the project.

Five chits were submitted, Lee Ballard, Tim Byrne, Marie Byrne, Kimba Hills, and Tim Hosbein.

The applicant responded to the public speakers stating that the original intent was fifty percent lease and fifty percent office for two spaces. However, after the application period, the applicant was informed that the office space would require a Conditional Use Permit and subsequently removed the office space from the application and the project is now two lease spaces.

Acting Chairperson Pearson closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to the restriction of offices on Ocean Park Boulevard.

Board members stated the that the proposed project will improve transparency into the building and activate the street; however, Board members expressed concern regarding compatibility with the existing neighborhood in regards to style and scale that could be composed with more sensitivity to the surrounding buildings. The Board stated that the V element is a very dynamic front elevation and it is difficult to distinguish the doors for entry into the businesses. The Board also expressed concern with the proposed fencing in the rear parking area that may contribute to the traffic congestion in the alley and change the character of the building. Bob's Market and the Moose Lodge are iconic and the proposed project changes the character of the existing neighborhood.

Mr. Staff asked for a continuance.

Acting Chairperson Pearson made the motion to continue the project that was seconded by Board

member Hamilton and continued by the following roll call vote 4-0.

Ayes: Hamilton, Rosen, Tighe, and Acting Chairperson Pearson.

Noes: None.

Abstain: None.

Absent: Griffin, Kelly.

Acting Chairperson Pearson welcome Planning Commissioner Parry to the Dias at 7:50 p.m.

**b. New Submissions:**

- 7.3. \*16ARB-0306, 3014 4<sup>th</sup> Street: Multi-Family Residential**  
Approval of renovations to the building design, colors, materials, and landscape plans for an existing multi-family residential building.  
ACTION: APPROVED ON REGULAR CALENDAR WITH STAFF CONDITIONS

Mojdeh Memarzadeh was present to discuss the project.

Three chits were submitted, Matt Stull, Joshua Karton and Shelley Lynn Randler.

Acting Chairperson Pearson closed the public hearing.

Board members requested from Staff clarity on the issues of stoppage of the project and the permitting process in relationship to the Secretary of Interior Standards.

Discussion ensued on various aspects of the presentation including but not limited to the scope of work performed due to the foundation retrofit.

The Board concurred that the historic contributing factors of the buildings will be retained after an evaluation of a professional historic consultant to authenticate the stucco finish, green roof tiles, and railing materials, to not diminish the nice qualities of the building.

Board members expressed their support of the project and stated that the proposed changes are keeping with the character and charm of the existing structure with modest sensitivity.

The Board directed the applicant to work with Staff in conjunction with the professional historic consultant to maintain the character of the existing structure, to avoid repetition that resembles generic Spanish with attentiveness to the stucco finish, green roof tiles, and railing materials.

A friendly suggestion was made to include more usable rear space as a tenant amenity.

Acting Chairperson Pearson thanked the neighbors and residents for sharing their thoughts and time.

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

Ayes: Hamilton, Rosen, Tighe, and Acting Chairperson Pearson.

Noes: None.

Abstain: None.

Absent: Griffin, Kelly.

**7.4. \*\*16ARB-0344, 1229 Santa Monica Boulevard: Auto Dealer**

Approval of building façade design, colors, materials, and sign plans for an existing automobile dealership, Subaru.

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

James Bickel and Tim Conners were present to discuss the project.

Acting Chairperson Pearson closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited the size, pattern, and finish of the slate stone.

Board members stated that the proposed project is an improvement and refreshes the building; however more detailing of the stone materials allow the Board to make an informed decision. The Board also expressed concern on how the stone transitions to the metal and window mullions.

The Board directed the applicant to work with Staff to provide the stone detail and finish.

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

Ayes: Hamilton, Rosen, Tighe, and Acting Chairperson Pearson.

Noes: None.

Abstain: None.

Absent: Griffin, Kelly.

- 7.5. 16ARB-0385, 1440 4<sup>th</sup> Street: Parking Structure  
Approval of building sign plan and adjustments for City Parking Structure No. 5.  
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

8. **CONCEPT REVIEWS:** None

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

- A. Presentation and discussion regarding Green Building Ordinance (Landscape & Irrigation) with City Staff from the Office of Sustainability & the Environment.

ACTION: DISCUSSION HELD

Staff introduced Russell Ackerman, Sustainability Analyst, from the Office of Sustainability and the Environment.

Mr. Ackerman gave a presentation outlining water conservation and landscape standards

Mr. Ackerman stated that new standards became effective December 10, 2015 and the city has developed a prescriptive methodology, a check list, to help designers and plan checkers meet the intent of the State and streamline the ARB process for applicants.

The Board expressed areas of concern to be; irrigation calculations, planting plans, and compliance of water use with drip vs. spray.

Acting Chairperson Pearson thanked Mr. Ackerman for his thorough presentation.

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

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

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09-12-16

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Margaret Chapman  
Staff Assistant III

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Maegan Pearson  
Acting Chairperson