



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

MONDAY, September 19, 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 Barbara Kaplan 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 Kaplan to the Architectural Review Board.

**1. CALL TO ORDER:** 7:01 p.m.

**2. ROLL CALL:** Present: Meagan Pearson, Acting Chairperson  
Craig Hamilton  
Barbara Kaplan  
Therese Kelly (arrival 7:04 p.m.)  
Joshua Rosen  
Patrick Tighe

Also Present: Nina Fresco, Planning Commissioner  
Scott Albright, Senior Planner  
Rathar Duong, Associate Planner  
Margaret Chapman, Staff Assistant III  
Roxanne Tanemori, Principal Planner

Absent: Margaret Griffin  
Grace Page, Senior Planner

**3. ELECTION OF ARCHITECTURAL REVIEW BOARD CHAIRPERSON  
AND VICE-CHAIRPERSON**

ACTION: CONTINUED UNTIL A FULL BOARD IS PRESENT

**4. SECRETARY'S REPORT:**

- Each Board member individually received a letter and a copy of a petition from homeowners and residents of Hart Avenue expressing their concern of a previous ARB approval for the construction of a roof deck and access tower element at 120 Hart Avenue. An additional copy has been placed on the dais for each Board member.

Staff reminded Board members that this Item is not agendaized for discussion at this meeting.

- There will be no elections of Chairperson or Vice Chairperson at this meeting and this item will be continued until a full Board is present;
- There will be no meeting on October 3, 2016 in observation of the holiday.
- The next meeting of the Architectural Review Board is October 17, 2016.

**5. APPROVAL OF MINUTES:**

**A. August 1, 2016**

**ACTION: APPROVED AS SUBMITTED**

Acting Chairperson Pearson made the motion to approve the Minutes of August 1, 2016 as submitted that was seconded by Board member Hamilton and approved by voice vote 5-0. Board member Kaplan abstained from voting.

**B. August 15, 2016**

**ACTION: APPROVED AS SUBMITTED**

Acting Chairperson Pearson made the motion to approve the Minutes of August 15, 2016 as submitted that was seconded by Board member Hamilton and approved by voice vote 5-0. Board member Kaplan abstained from voting.

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

**7. EX PARTE COMMUNICATION:** Board member Hamilton had a phone call discussion with the attorney for Item 8.3, 16-ARB-380, 1205 Colorado Avenue. Board members Kaplan, Rosen and Acting Chairperson Pearson individually met with the architects for Item 8.3, 16-ARB-380, 1205 Colorado Avenue. Board member Tighe had a conversation with the architect for Item 8.3, 16-ARB-380, 1205 Colorado Avenue.

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

**A. CONSENT CALENDAR**

**B. REGULAR CALENDAR**

**a. Resubmissions:** None

**b. New Submissions:**

- 8.1. 16ARB-0268, 3205 Pico Boulevard: Retail/Office**  
*Approval of building design, color, and materials for a new two-story commercial building.*

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

Cory Taylor was present to discuss the project.  
Acting Chairperson Pearson closed the public hearing.

Discussion ensued on various aspects of the project including but not limited to louver types, material selections, second floor street front elevation setbacks, building height, and the openness of the front balcony.

Board members stated that the proposed project is a clean modern design with subtle signage that does not overtake the building. There is thoughtfulness in the design. The Board expressed concerns with the function and transparency of the louvers. The Board stated that the project is complimented by an appropriate landscape palate; however, noting that the Black Fountain Grass is invasive and should be reconsidered. Board members were pleased that attention has been given to the rear façade adjacent to the residential area, noting its appropriate scale, variation in massing, and composition consisting of high quality materials.

The Board also expressed concern with the blank stucco walls on the east and west elevations and made the friendly suggestion to consider a painted design element, possibly a mural for a more thoughtful design, with the understanding that future development may abate this appearance.

Planning Commissioner Fresco expressed her opinion on the setbacks and how the different volumes and shapes of the design are visually lost as a result of the louvers and the top beam.

The applicant was conditioned to continue to work with Staff to reconsider the use Black Fountain Grass and identify and alternative species.

A friendly suggestion was made that the strategy of the signage, as demonstrated in this submittal, be implemented in the signage program, with signage to be considered separately at a later date.

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 6-0.

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

Noes: None.

Abstain: None.

Absent: Griffin.

**8.2. 16ARB-0322, 212 Bay Street: Multi-Family Residential**

*Approval of building design, colors, materials, and landscape plans for a new two-story, three-unit residential condominium project.*

ACTION: CONTINUED AT THE APPLICANT'S REQUEST

Ralph Mecher was present to discuss the project.

One chit was submitted, Jason Massaband.

Staff clarified that City zoning regulations allow residential development within commercial districts, and this application appears to meet the requirement of the current Zoning Code.

Acting Chairperson Pearson closed the public hearing.

Discussion ensued on various aspects of the project including but not limited to the placement of refuse containers and the location and design of the staging area, exterior lighting, and planting area.

Board members also stated concerns with the overall pedestrian orientation and experience, the narrow walkways, landscaping plant selections, front door and patio placement. Concern was also expressed about the large wooden screen along the driveway, the use of cable rails, color choices for the stucco and the overall "boxiness" of the project.

Planning Commissioner Fresco stated that with the absence of a front facing door, the project appears

unwelcoming and reads like the side of a building from the street.

The Board directed the applicant to continue to work with Staff to fine tune the detail and scale of the project, improve the pedestrian orientation, and diminish the three-story appearance the building, due to the massing of the roof access enclosure.

Mr. Mecher asked for a continuance.

Acting Chairperson Pearson made the motion to continue the project that was seconded by Board member Kelly and continued by the following roll call vote 6-0.

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

Noes: None.

Abstain: None.

Absent: Griffin.

**8.3. \*\*16ARB-0380, 1205 Colorado Avenue: Creative Office**

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

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

Christopher Amtzen was present to discuss the project.

Acting Chairperson Pearson closed the public hearing.

Board members clarified with the applicant that the new brick and existing brick would be mixed for a mottled and seamless effect.

Discussion ensued on various aspects of the project including but not limited to brick materials and the proposed changes in elevation at the courtyard entry.

Board members stated that the proposed project is a significant visual improvement over existing conditions that heightens the transparency of the building at the

ground floor, and the added glazing on the Twelfth Street side is positive gesture. The Board stated that pedestrian access should be revisited given that the primary entrance is from the surface parking lot. A public sidewalk entry should be considered. The Board also expressed concern with the blankness of the existing east wall. The Board suggested that the rooftop mechanical feature be repositioned so that the shorter end is facing Colorado Avenue and it's not so visually intrusive. Board members suggested the placement of another gate on the Colorado Avenue elevation to increase the overall pedestrian friendliness.

Board members also expressed concern with the use of a mechanical lift in the courtyard noting that such elements are unwelcoming, suggesting that the resolution of elevation changes should occur at the interior of the building.

Although landscape plans are not required for the project, as a courtesy, Board members offered the suggestion that the large bamboo plant selection be replaced with another plant species that will still provide adequate screening of the transformer. Another friendly suggestions was to incorporate more plantings on the 12<sup>th</sup> Street elevation in the areas that are currently bare and unadorned. On the east elevation vines could be added on the large brick façade to soften its appearance.

Planning Commissioner Fresco stated that the five foot fence is pedestrian unfriendly and its height should be reconsidered. Vines should be weaved into its design and layout.

Board members concurred and also expressed concern with the gated parking lot, fence enclosure and fence height. Staff clarified for the Board that there are no fence height restrictions in commercial districts; however, there are generally accepted best practices which dictate lower fence heights, typically around 42-inches, to improve pedestrian orientation in balance with concerns for security.

The Board conditioned the applicant to continue to work with Staff to provide a sample mockup that shows the

two brick types being weaved together. The Board also directed the applicant provide a detail of the fence, and a friendly suggestion was made that the applicant establish an additional pedestrian entry point from Colorado Avenue.

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

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

Noes: None.

Abstain: None.

Absent: Griffin.

Acting Chairperson Pearson called for a short break.

**8.4. 16ARB-0395, 1501 Ocean Avenue: Restaurant**

*Approval of building façade design, colors, and materials for a new restaurant tenant, Meat on Ocean.*

ACTION: CONTINUED AT THE APPLICANT'S REQUEST

Craig Oka and Gary Mayeda were present to discuss the project.

Acting Chairperson Pearson closed the public hearing.

The Board verified with Staff that landscape is not a required part of the submittal.

Discussion ensued on various aspects of the project. Board members stated their general support of the improvements and the activation of the building along Ocean Avenue, making the restaurant more transparent. However, the submitted materials do not include detailing of the brick and underside of the canopy to allow the Board to make an informed decision.

Board members also expressed support for the open dining concept along the public sidewalk, and how this is a positive character of the project; however, the Board directed the applicant to continue to work with

Staff and return to the Board with additional detailing, a more cohesive design, with attention paid to lighting fixtures and fine detailing of the canopy, landscaping, brick detail, the accuracy of renderings in depiction of the actual level of the patio, glass railing detail, the extent of stone veneer area on the north (Broadway) elevation with more consideration given to that area to provide more interest. The overall architectural expression is unclear and there is an issue of compatibility with all the elements in combination.

Commissioner Fresco stated that although the proposed project improves pedestrian orientation, there is an inconsistency between its modern expression of an old stockyard and some of its traditional elements. Its overall architectural expression is confusing.

Mr. Oka asked for a continuance.

Acting Chairperson Pearson made the motion to continue the project that was seconded by Board member Kelly and continued by the following roll call vote 6-0.

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

Noes: None.

Abstain: None.

Absent: Griffin.

9. **CONCEPT REVIEWS:** None.
10. **DISCUSSION:** None.
11. **FUTURE BOARD AGENDA ITEMS:** Acting Chairperson Pearson agendaized a discussion regarding the public correspondence that was received concerning 120 Hart Avenue.
12. **ADJOURNMENT:** Acting Chairperson Pearson made the motion to adjourn at 9:09 p.m., that was seconded by Board member Rosen and approved by voice vote.

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09-29-16

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Margaret Chapman  
Staff Assistant III

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Maegan Pearson  
Chairperson