



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

MONDAY, November 7, 2016
7:00 P.M.

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

1. CALL TO ORDER: 7:00 p.m.

2. ROLL CALL: Present: Craig Hamilton, Vice-Chairperson
Barbara Kaplan
Therese Kelly
Joshua Rosen
Patrick Tighe

Also Present: Jing Yeo, Planning Manager
Rathar Duong, Associate Planner
Margaret Chapman, Staff Assistant III

Absent: Meagan Pearson, Chairperson
Margaret Griffin

3. SECRETARY'S REPORT:

- The next meeting of the Architectural Review Board will be Monday, November 21, 2016.

4. APPROVAL OF MINUTES:

A. October 17, 2016

ACTION: APPROVED WITH TWO CORRECTIONS to page 7, paragraph 1 to read, "The question of bringing back the original landscape was also discussed, as was the proposed addition of a planter at the base of the pylon sign. The importance of the original architecture was also discussed as the new submittal shows three new windows on the southern elevation. It was also discussed that there is a visual transparency into the original building."

Page 7, paragraph 5 to read, "Board member Kaplan stated that the addition of the transoms to the windows detract from the openness of the six glass panels...."

Vice-Chairperson Hamilton made the motion to approve the Minutes of September 19, 2016 with two corrections that was seconded by Board member Kelly and approved by voice vote 5-0.

- 5. **PUBLIC HEARINGS AND INPUT:** None.
- 6. **EX PARTE COMMUNICATION:** Board member Kaplan visited all the properties listed on the Agenda on Sunday, November 6, 2016.
- 7. **REVIEWS:** Public input permitted.

A. CONSENT CALENDAR

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

7.1 **** 16ARB-0482, 1016 Montana Avenue: Retail**
Approval of a 4.27 SF projecting sign for a new retail business, Farrow & Ball.
ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

B. REGULAR CALENDAR

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

7.2 **** 16ARB-0438, 817 4th Street: Multi-Family Residential**
Approval of building façade design, colors, and materials for an existing three-story, 30-unit apartment building.
ACTION: CONTINUED AT THE APPLICANT'S REQUEST

Joseph Spierer and Jeff Appel were present to discuss the project.

Vice-Chairperson Hamilton closed the public hearing.

Board members stated that the current material palette is not integrated into the project to create a relationship between the courtyard and the front elevation. Everything appears to make a big statement. The mosaic panels disrupt the clarity of the building. The materials are gesturing vertically and horizontally and neither is emphasized. It would be best to select one

method to break up the rectangular mass into smaller components.

Board members stated that landscaping is not part of the current proposal; however, any future submittal should contain landscape plans that demonstrate how the Ficus trees are working with the façade by trimming and/or thinning the trees and allow light to pass through. The organic form of the railings stand out as a unique design and future submittal should contain how they are composed, installed and maintained. The Board also stated that future submittal should contain renderings that accurately capture the spirit of the project with drawings and true color materials.

The arbitrary height and color of the slate should be restricted to the lower portion of the façade and consider bringing some of those elements to the ground between the two chimney elements. Simplify the elevation as they appear to fragment the project and less unified.

Mr. Spierer asked for a continuance.

Vice-Chairperson Hamilton 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: Kaplan, Kelly, Rosen, Tighe, and Vice-Chairperson Hamilton.

Noes: None.

Abstain: None.

Absent: Griffin, Pearson.

7.3 ** 16ARB-0452, 1949 17th Street: Multi-Family Residential

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

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Board members requested from Staff clarification on the proposed stucco and siding materials and their recommendation to swap the color of the base with the

color of the stair towers, to reduce the verticality and height on the north elevation.

The Board also requested from Staff the criteria used for the design of the affordable unit, and although not the purview of this Board, one Board member stated that the bathroom in the affordable unit does not meet ADA requirements and the affordable unit would also benefit from a trellis element similar to the market-rate units. Staff clarified that the affordable unit is required to be integrated into the design of the project with no lesser quality or materials. There are no incentives or bonus because it is a requirement of the standard of a multi-family project with four or more units.

Gantcho Batchkarov was present to discuss the project.

Vice-Chairperson Hamilton closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to the location of the solar panels on the stair tower and their output, the equipment area on the roof, the location of roof railings, hedge height, and thoughts behind the design of the trellis.

Board members stated that the submittal package is thoughtful and the project is stunning with the contrasting colors. A discussion took place, as Staff mentioned in the Staff Report that a different strategy was discussed with the black color on the base and the lighter color above. The changing of the colors would require a differentiation between the first and second level and detail where the two different colors meet. It was suggested that the railing at the roof deck on the front elevation would benefit from being pushed back from the edge to make it softer. The Board expressed concern with the chimney placement, design, and height, as the chimney on the front elevation is distracting. The Board stated that the front landscape palate is very attractive with its layered appearance; however, the choice of adhesive gravel on the sidewalk, and Mexican feather grass, on the north side of the building could be revisited. The alley side could benefit from vertical landscaping and the hedge height should be revisited.

The Board directed Staff to remove conditions 1, 3 and 4.

The Board referred the applicant to work with Staff regarding the second floor railings, chimney height and placement, removal and replacement of the Mexican feather grass with a non-invasive species, and the addition of a trellis to the affordable unit. The Board recommended that the adhesive gravel be replaced with a plant material.

A friendly suggestion was made to revisit the living space in the affordable unit.

Board member Tighe 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 5-0.

Ayes: Kaplan, Kelly, Rosen, Tighe, and Vice-Chairperson Hamilton.

Noes: None.

Abstain: None.

Absent: Griffin, Pearson.

8. CONCEPT REVIEWS: None.

9. DISCUSSION: Public input permitted.

1. Discuss and potentially establish ARB Meeting Dates for 2017 calendar year.

ACTION: DISCUSSION HELD

Staff provided the Board the draft 2017 meeting calendar as an informational item. Please take this opportunity to review the calendar with your personal calendars and be prepared for discussion at the next meeting.

2. Reports from Board members regarding community and/or public meetings they have attended.

ACTION: DISCUSSION HELD

Vice-Chairperson Hamilton attended the Sustainable City Plan Meeting on St. Monica's Campus on Saturday, November 5th. The meeting was well attended, interesting and enjoyable.

- 10. FUTURE BOARD AGENDA ITEMS:** None.
- 11. ADJOURNMENT:** Board member Kelly made the motion to adjourn at 8:24 p.m., that was seconded by Board member Board member Rosen and approved by voice vote.

mc
11-16-16

Margaret Chapman
Staff Assistant III

Maegan Pearson
Chairperson