



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

MONDAY, November 21, 2016
7:00 P.M.

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

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

2. ROLL CALL: Present: Maegan Pearson, Chairperson
Margaret Griffin
Craig Hamilton
Barbara Kaplan
Therese Kelly
Joshua Rosen
Patrick Tighe (departure 9:55)

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

3. SECRETARY'S REPORT:

- Staff reviewed the instructions provided in the packet from the City Information Systems Department regarding the upgrade of City E-mail for all Board and Commission members. Information to obtain your user ID and password are explained in the instruction sheet and a form has been provided if you would like to access your City of Santa Monica E-mail on your personal device(s). The update will become effective December 12th. Your forms can be turned into the Secretary for processing.
- Staff received one E-mail pertaining to Item 7.5, 16-ARB-0455, 1670 Lincoln Boulevard, and two E-mails regarding Concept Review Item 8a, preliminary review of 2903 Lincoln Boulevard. Copies have been placed on the Dias.
- The next meeting of the Architectural Review Board will be Monday, December 5, 2016.

4. APPROVAL OF MINUTES:

- a. November 7, 2016
ACTION: APPROVED WITH ONE CORRECTION to page 4, paragraph 6 to read, "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.”

Chairperson Pearson made the motion to approve the Minutes of November 7, 2016 with one correction that was seconded by Vice-Chairperson Hamilton and approved by voice vote 5-0. Board member Griffin and Chairperson Pearson abstained from voting as they were not in attendance.

5. **PUBLIC HEARINGS AND INPUT:** Public input permitted.
6. **EX PARTE COMMUNICATION:** Board member Griffin received E-mails and phone calls regarding Concept Review 8a, the preliminary review of 2903 Lincoln Boulevard, and did not return any phone calls. Board member Griffin also received an E-mail regarding Item 7.5, 16-ARB-0455, 1670 Lincoln Boulevard.

Chairperson Pearson, Vice-Chairperson Hamilton, and Board members Kelly and Rosen, received E-mails regarding Concept Review 8a, the preliminary review of 2903 Lincoln Boulevard in addition to the E-mail provided on the Dias by Staff.

Board member Kaplan received several E-mails on Concept Review 8a, the preliminary review of 2903 Lincoln Boulevard. Board member Kaplan also had a discussion with Landmark Commissioner John Berley, regarding Item 7.5, 16-ARB-0455, 1670 Lincoln Boulevard. Board member Kaplan stated that Landmark Commissioner Berley, made comments on Item 7.6, 16-ARB-043, 1238-1242 10th Street and Item 7.3, 15-ARB-0419, 2902 Pico Boulevard.

Board member Tighe, met with developer for Item 7.5, 16-ARB-0455, 1670 Lincoln Boulevard. In addition to receiving four E-mails on Item 8a, Concept Review, the preliminary review of 2903 Lincoln Boulevard.

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

- A. **CONSENT CALENDAR**

Board member Griffin recommended that Item 7.2, 16-ARB-0505, 2600 Ocean Boulevard be moved to the Regular Calendar for discussion.

Chairperson Pearson made the motion to move Item 7.2, 16-ARB-0505, 2600 Ocean Boulevard, to the Regular Calendar for discussion.

Chairperson Pearson made the motion to approve the revised Consent Calendar that was seconded by Board member Kelly and approved by roll call vote 7-0.

a. **Resubmissions:** None

b. **New Submissions:**

7.1 ****16ARB-0500, 1450 17th Street: Senior Living**

Approval of a sign adjustment plans for a new senior living facility, Welbrook.

ACTION: APPROVED ON CONSENT CALENDAR WITH STAFF CONDITIONS

Board member Kaplan recused herself from this Item.

7.2 **16ARB-0505, 2600 Ocean Park Boulevard: Bathroom Facilities in Public Park (City Project)**

Approval of building façade design, colors, and materials for two new public bathrooms in city park, Clover Park.

ACTION: CONTINUED AT THE APPLICANT'S REQUEST

Danny Welch, Architectural Associate, City of Santa Monica, was present to discuss the project along with Tony Pleskow of Pleskow architects.

Discussion ensued on various aspects of the presentation including but not limited to clarity of the material palate and placement. Board members also stated that the details and the attachment method of the materials are absent, and the clarity of the color needs to be demonstrated. The architectural detail of how the peripheral roof system attaches to the frame, its thickness, and drainage is absent of detail. A sample of the concrete with the exposed aggregate also requires more detail as the images submitted do not demonstrate the color and are not consistent in the submittal packet.

The Board discussed with the applicant concern regarding two separate structures in one park that are different styles and not the same language. The Board also verified with the applicant that no trees will be affected by the proposed construction.

Chairperson Pearson closed the public hearing.

Board members stated support of the concept of the project; however, expressed concern regarding the lack

of important details that make it difficult to evaluate the project in appearance, geometry, and concept. Board members expressed concern regarding the perforated panels, frame, attachments, and the logic between the two different pavilions.

Board members confirmed the applicant's request to compose two buildings that serve different usage; however, requested that any future submittal should demonstrate a relationship between the two structures that link them together and with more detail of materials, attachments, and colors.

Chairperson Pearson made the motion to continue the project that was seconded by Vice-Chairperson Hamilton and continued by the following roll call vote 6-0.

Ayes: Griffin, Hamilton, Kelly, Rosen, Tighe, and Chairperson Pearson.

Noes: None.

Abstain: Kaplan.

Absent: None.

Board member Kaplan returned to the Dias.

B. REGULAR CALENDAR

a. Resubmissions:

**7.3 **15ARB-0419, 2902 Pico Boulevard:
Restaurant/Drive-Thru**

Approval of building façade design, colors, materials, landscape, and sign adjustment plans for an existing fast-food/drive-thru restaurant, McDonald's.

ACTION: APPROVED ON REGULAR CALENDAR WITH STAFF CONDITIONS

Tom Le was present to discuss the project.

Discussion ensued on various aspects of the presentation including but not limited to wall sconces, painted finish, window finish, trellis height and vegetated green walls and planting area.

Chairperson Pearson closed the public hearing.

Board members stated that the applicant has responded to the previous comments of the Board; however, expressed concern with the alignment of canopies and the trellis'.

The Board referred the applicant to continue to work with Staff regarding the materials of the vegetative screens and the planting plan. The Board stated that the planting palate is bold, bright, and colorful and referred the applicant to work with Staff on the selection process and eliminate the roses in the parking area.

The Board also referred the applicant to work with Staff to revisit the windows on the west elevation to be lowered to the ground identical to the others on the same elevation.

Staff updated the Board that the non-conforming pole sign is being removed and a monument sign is proposed. One Board member suggested that the monument sign and directional sign could be incorporated.

Many Board members stated that there were inconsistencies between the renderings, details missing in the application, and future refinement of the landscape palate should be provided. Areas of concern were expressed to be signage, the transparent upper horizontal band, trellis height, and color palate.

Board member Tighe made the motion to approve the project with revised conditions, removing Condition #2, 4, that was seconded by Chairperson Pearson and approved by the following roll call vote 5-2.

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

Noes: Griffin, Hamilton.

Abstain: None.

Absent: None.

7.4 16ARB-0395, 1501 Ocean Avenue: Restaurant

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

ACTION: APPROVED ON REGULAR CALENDAR WITH STAFF CONDITIONS

Craig Oka and Sam King were present to discuss the project.

Discussion ensued on various aspects of the presentation including but not limited to the variation of the brick color, the canvas stretched canopy color and the wood on the Broadway and Ocean elevations.

Chairperson Pearson closed the public hearing.

Board members stated that the applicant has been responsive to the previous comments of the Board with an improved application clearly demonstrating the changes to simplified materials and color palate while maintaining transparency and connectivity to the street. A friendly suggestion was made to revisit the fascia treatment beam rivets and assembly of the angles that could be simplified with a C channel.

Chairperson Pearson made the motion to approve the project with staff conditions that was seconded by Board member Tighe and approved by the following roll call vote 7-0.

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

Noes: None.

Abstain: None.

Absent: None.

7.5 * *16ARB-0455 1670 Lincoln Boulevard:**
Restaurant

Approval of building façade design, colors, materials, landscape and sign adjustment plans for a new restaurant, Mel's Drive-In.

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Steven Weiss, was present to discuss the project.

Two chits were submitted, Adrienne Biondo and Tim Grubbs.

Chairperson Pearson closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to the front gravel type, the colors of the mullions, horizontal transom, and painted aluminum beams. The corrugated metal sign type was discussed as well as the repair to the base of the sign that has been compromised. The additional windows on Olympic Boulevard should be differentiated slightly to demonstrate the original from the addition.

Chairperson Pearson closed the public hearing.

Board members stated that the applicant has responded to the previous statements of the Board with a detailed packet with additional information. The Board expressed their support of the project stating that the project is a positive asset to Lincoln Boulevard and the City of Santa Monica.

The Board directed the applicant to continue to work with Staff on the removal of the gravel ground treatment to be replaced with a living ground cover. The Board also expressed concern regard incorporating a non-slick texture of the entry way terrazzo incorporating that into the base of the pylon sign. The details to the Olympic Boulevard windows to should be differentiated from the original building. The Board also directed the applicant to work with Staff to revisit the landscape selection as the proposed Sea Lavender is invasive in coastal areas.

A friendly suggestion was made to revisit the addition of a front patio at a later date to activate the front space at the corner and street.

Board member Kelly made the motion to approve the project with revised conditions that was seconded by Chairperson Pearson and approved by the following roll call vote 7-0.

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

Noes: None.

Abstain: None.

Absent: None.

Chairperson Pearson called a brief intermission.

b. New Submissions:

7.6 **16ARB-0443,1238-1242 10th Street: Multi-Family Residential

Approval of building façade design, colors, materials, and landscape plans for two existing two-story, 20-unit multi-family residential project.

ACTION: APPROVED ON REGULAR CALENDAR WITH REVISED CONDITIONS

Khaldoon Khairuddin was present to discuss the project.

Discussion ensued on various aspects of the presentation including but not limited to color of the fascia and under eave soffit, guardrail detail, signage placement, and the planter wall materials. The Board expressed concern with the large holes of the reclaimed distressed wood, as the holes may be too large for pests and dirt.

Chairperson Pearson closed the public hearing.

Board members expressed their support of the project stating that it is an attractive update and the addition of a new landscape design complements the proposed renovation. However, concern was expressed regarding the solid front gate and the sign on top of it as it feels heavy and does not allow transparency into the courtyard area. A sample of the white colored roof shingle would have been helpful in evaluating the project as the roof slope is low.

Board member Kaplan relayed the comments of Landmarks Commissioner Berley stating caution should be practiced when updating a building over 40 years old. It was stated by Board member Kaplan on behalf of Landmark Commissioner Berley that there is not much being done to the building and it is not changing much; however, some of these old buildings of this area are mundane and ambitious in terms of materiality and caution should be practiced in upgrading these buildings, with equally mundane and ambitious new materials, and clad the building in similar ways.

The Board referred the applicant to work with Staff to revisit the plant selection in the interior courtyard to be more pedestrian friendly and to provide detail on the fine climbing vine wires and their plant species. The reclaimed wood on the front façade should wrap the corner to define the entry zone, and the applicant should develop a complete lighting plan, and signage placement.

Chairperson Pearson made the motion to approve the project with revised conditions that was seconded by Board member Rosen and approved by the following roll call vote 7-0.

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

Noes: None.

Abstain: None.

Absent: None.

7.7 **16ARB-0461, 1127 Santa Monica Boulevard: Auto Dealership

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

ACTION: CONTINUED BY THE APPLICANT PRIOR TO THE MEETING.

Chairperson Pearson made the motion to continue the project that was seconded by Board member Kelly.

7.8 16ARB-0483, 3301 Exposition Boulevard: Office

Approval of a sign adjustment plans for an existing office, Beachbody.

ACTION: APPROVED ON REGULAR CALENDAR WITH STAFF CONDITIONS

Steve Baltazar was present to discuss the project and spoke primarily regarding the placement of sign D, that was not approved in the Staff Report, and faces the Expo Light Rail Line with a large wall that blocks the view of the sign.

Chairperson Pearson closed the public hearing.

Discussion ensued on various aspects of the presentation including but not limited to the placement of Sign D behind the Metro Line wall and its visibility.

The Board stated their support of the current Sign Code. The Board concurred with the Staff Report approving signs A, B, C, as there is no precedent for the request for a sign adjustment for Sign D on the building north elevation for an illuminated upper level wall sign.

Chairperson Pearson made the motion to approve the project with staff conditions that was seconded by Board member Rosen and approved by the following roll call vote 7-0.

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

Noes: None.

Abstain: None.

Absent: None.

Board member Tighe left the Dias.

8. CONCEPT REVIEWS: Public input permitted.

- A.** Preliminary review of the design concept for a new four-story mixed use development with 44 residential units and approximately 22,000 SF of ground floor commercial retail located at 2903 Lincoln Boulevard (Development Review Permit No. 16ENT-0034).
ACTION: DISCUSSION HELD

Jing Yeo, introduced the project and stated the correction to the Staff Report that the project is 46 units, with ground floor commercial and three stories of residential. Site design, entrance into the residential area, parking, massing, landscaping, materials, neighborhood context, articulation, and common open space were addressed with the applicant when they met with City Staff. Ms. Yeo welcomed and encouraged open discussion with the applicant from the public and Board members.

Lorcan O'Herlihy, LOHA Architects, and Stephen Billings, landscape architect, presented the project. Mr. O'Herlihy highlighted the scale of the building, its relationship to Lincoln Boulevard and future growth, along with linearity, and density as elements they portrayed pictorially in their presentation. The massing envelopes and heights,

natural light and airflow are also components they addressed to break up the scale of the building and activate the building. Mr. O'Herlihy stated that the pattern was strong and recognizes solids and voids, and emphasizes the corners, while recognizing the natural slope of the site. He felt there was clarity in the design working with the materiality. The garages were placed on Ashland the furthest point from the Lincoln intersection.

Mr. Billings, landscape architect addressed the project and stated that elements from the Lincoln Boulevard Project and the LUCE were implemented into this project on the streetscape enhancing the pedestrian experience and creating a plaza space with shops and amenities and increasing street parking along Lincoln by taking out the curb cuts. There are plantings along Lincoln with public benches, bike parking, enhanced paving, and adding trees, while retaining the existing.

Five chits were submitted, Rachel Kelley, Candy Arnold, Charles Haynes, Dhun May, and Harris Silver.

Mr. O'Herlihy responded to the comments of the public stating that the scale was reasonable for Lincoln Boulevard and felt the residential massing was appropriate and experienced as a two story structure based on the steepness of the slope addressing all the conditions and challenges and addressing all the edges of the building.

Board member Griffin addressed the topic of density and how it is legislated in this commercial zone.

Ms. Yeo stated that the proposed project is in a commercial zone and not units per acre, meeting a composition of affordable units and family units requirement, with the maximum FAR of 2.0 and this project is 1.9 FAR making the project compliant.

Board member Griffin verified with the applicant that there are 146 parking spaces on two levels below. Board member Griffin stated that there are conflicting issues with the project mainly because of the context of the site. Board member Griffin stated that the comments of the neighbors are worth considering because of the additional load of vehicles in an existing densely populated street. The proposed design has a lot of positive qualities but more development of the inner facades along Wilson and Ashland would benefit the project. The Ashland façade would benefit from more open and receptive and not so carved down and the gated condition could feel more open. The kinked condition is a nice idea but it may

be pushed into the site more than it has to be and makes that inner space very pinched in the middle with a blockade effect. The stagger of the volume that gives the voids have the potential to offer more connectivity from the inner court to the front pedestrian way to an expanded street. There is an interesting quality of the materials. The landscape design is very sensitive and there are a lot of positive elements to the landscape design to create the public space.

Board member Kaplan asked for clarity on the requirements with the proposed additional height and the possibility of Wilson Place being available for exiting.

Ms. Yeo clarified the maximum height for this project is 36 feet and per the Zoning Ordinance there is no limit to the number of stories that is mitigated by what is appropriate in terms of floor-to-floor height, design review, and all the aspects of the Development Review Permit in regards to massing and design. Ms. Yeo stated that due to the slope and the length of ramp requirement to exit subterranean parking from Wilson Place would not be possible for this project. Access to parking continues to be a point of discussion for this project.

Board member Kaplan also requested clarity of intentions of Lincoln Boulevard in terms of bus lanes and the elimination of driveways onto to Lincoln Boulevard.

Ms. Yeo stated that reducing curb cuts on major boulevards limit openings because repeated openings impact pedestrian environment and pedestrian orientation of streets. The long term vision for Lincoln Boulevard is being worked out through the Lincoln Neighborhood Corridor Plan. Ms. Yeo stated that this proposed project has created public space fronting the Boulevard as what is existing currently is auto repair and auto shops.

Board member of Kelly stated that the Lincoln Boulevard lots are very shallow and the logistics of access are limited. An issue is created where the density cannot be supported, that otherwise would be encouraged. The existing driveway aprons on Lincoln Boulevard are proposed to be moved to Ashland Avenue that is narrow and steep with neighboring driveways. The one wide driveway going into the parking garage will also be used for loading for of the retail and sanitation which may not be practical. The site plan bends the building and incorporates a plaza; however, the restaurant would benefit more being located closer to the plaza and not on the corner on the residential street and there is a disconnect to what is public and what is private. The packet is absent of the rear façade and that

is an important factor of the submittal as it is the view of the residents. The massing at the corners has been addressed but more concern should be focused in this area as you develop the project as it approaches the residential units on Wilson and Ashland streets.

Board member Kelly asked Staff for clarification on the difference between the Development Review Process and a Development Agreement.

Ms. Yeo stated that a Development Agreement is a contract between the City and an applicant so that it is a negotiation with flexibility to vary anything in the Code to try to make a project with community benefits. Development Agreements are typically requested because they go beyond the Zoning Ordinance. A Development Review Permit is a standard development review process, so for Tier 2 projects, in the Code, if they meet the height FAR they must comply with Code.

Board member Rosen asked if there was a traffic study analysis for this project.

Ms. Yeo stated that there has been no study to date. The project description has not been finalized but it is possible that it may be exempt for environmental review so there would not be a traffic study.

Board member Rosen also stated that the street front along Lincoln is a powerful opportunity and benefit to the community and this project is a great first step in terms of the parkway plantings and the additional trees. The plaza and lobby area could be more activating and more ways should be explored of how Lincoln Boulevard can be buffered and make the plaza space welcoming with shade or additional planting. The single material subtle palette with variation is appreciated. The viewing of the renderings at this stage, the subtleties of that design are tricky to communicate and it will be something to continue to pursue. Further exploration should continue into the areas of what other benefits this project could provide to the community.

Vice-Chairperson Hamilton stated that making a project more walkable and urban is a creative challenge and the experience of what happens on a site and its usage. There has been a major concern of the residents and there should be a method to examine this from a traffic study to measure the impact. There are challenges to the site and access from Lincoln Boulevard. The conceptual idea of a commercial element and residential above to allow for that

identity and experience helps the walkability and urban characteristic of a project in an envelope that has to be worked with very creativity.

Vice-Chairperson Pearson concurred with the previous statements of the Board and spoke on the benefit of increasing density on the Lincoln Corridor; however, expressed concerns with the impact of the current Ashland residents. Chairperson Pearson stated that the massing is smart and addresses the narrow site appropriately. The material palate is appropriate and the ground level on Lincoln Boulevard would benefit from a revisit to make it more pedestrian friendly.

Chairperson Pearson thanked the community members who participated in the comments of this project.

9. DISCUSSION: Public input permitted.

1. Discuss and establish ARB Meeting Dates for 2017 calendar year.
ACTION: DISCUSSION HELD

Staff reviewed the 2017 calendar with the Board and stated that due to the holidays two Special Meetings are proposed for January 23, 2017 and February 27, 2017. There will be one meeting in January and two meetings in February. The Special Meetings will be in the Santa Monica Institute Room in the parking structure on the second floor.

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

Board member Rosen met with Matthew Wells, City Urban Forester to learn more about Urban Foresting.

10. FUTURE BOARD AGENDA ITEMS: One chit was submitted, Dhun May who spoke on development in the City of Santa Monica and the welfare of the citizens.

11. ADJOURNMENT: Chairperson Pearson made the motion to adjourn at 11:05 p.m., that was seconded by Board member Kelly and approved by voice vote.

mc
12-01-16

Margaret Chapman
Staff Assistant III

Maegan Pearson
Chairperson