

MINUTES

REGULAR MEETING OF THE LANDMARKS COMMISSION

Founded 1875

"Populus felix in urbe felici"

Monday, April 9, 2012
7:00 PM

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

CALL TO ORDER OF THE REGULAR MEETING OF THE LANDMARKS COMMISSION: Chair Berley called the meeting to order at 7:07 pm.

1. ROLL CALL: Present: Margaret Bach
John Berley, Chair
Nina Fresco
Roger Genser
Barbara Kaplan
Ruthann Lehrer
Ruth Shari, Chair Pro Tempore

Also Present: Barry Rosenbaum, Senior Land Use Attorney
Steve Traeger, Principal Urban Designer
Scott Albright, AICP, Commission Secretary
Lily Yegazu, Associate Planner
Susan Umeda, Staff Assistant III

2. REPORT FROM STAFF:

Mr. Albright presented the Report from Staff. He reviewed the paperwork that was placed on the dais for the Commission. Mr. Albright provided the following information on upcoming hearing and discussion items: [1] introduction to David Martin, Director of Planning and Community Development; [2] update on the Downtown Specific Plan; [3] update on the tree planting/removal recommendations; [4] presentation of the Civic Auditorium renovation; [5] discussion on Santa Monica Pier visioning; [6] update on 1554 Fifth Street; [7] update on 2501 Second Street; [8] update on 101 Wilshire Boulevard; [9] update on Santa Monica Pier sign and viaduct; and [10] update on 1424 Fourth Street. Mr. Albright also discussed future City Council and Planning Commission agendas, the Boards and Commission dinner, and the Santa Monica festival. Mr.

Albright stated that the next Landmarks Commission meeting will be held on May 14, 2012.

A question-and-answer session ensued regarding the following topics: [1] a proposed structure to be built behind City Hall; [2] potential names for Palisades Garden Walk and Town Square; and [3] Certificate of Economic Hardship for 2501 Second Street.

3. COMMISSIONER ANNOUNCEMENTS:

Commissioner Bach stated that contemporary photographs by Ansel Adams are on display at **drkrn gallery** in Los Angeles; some of the images are of Santa Monica trailer parks.

Chair Berley stated that the United States Postal Service may close the Fifth Street branch in Santa Monica.

4. APPROVAL OF MINUTES:

4-A. March 12, 2012

The Commission made corrections to the March 12, 2012 minutes. Commissioner Genser made a motion to continue approval of the minutes. Chair Pro Tempore Shari seconded the motion. The motion was unanimously approved by voice vote, with all members present.

5. APPROVAL OF STATEMENTS OF OFFICIAL ACTION:

5-A. Designation Application 11LM-006, 2701-2705 Main Street, approving the designation of the commercial building as a City Landmark. (Continued from March 12, 2012)

The Commission made corrections to the Statement of Official Action for Landmark Designation Application 11LM-006, 2701-2705 Main Street. The Commission asked that approval of this item be continued until the May 14, 2012 meeting.

5-B. Designation Application 12LM-001, 2930 Colorado Avenue, denying designation of the Village Trailer Park as a City Landmark. (Continued from March 12, 2012)

The following members of the public addressed the Commission: Barbara Barnes. Ms. Barnes stated that the findings in the Statement of Official Action did not reflect the discussion about the Village Trailer Park.

The Commission made corrections to the Statement of Official Action for Landmark Designation Application 12LM-001, 2930 Colorado Avenue. The

Commission asked staff to review the audio for this item and continue approval of this item to the May 14, 2012 meeting.

6. PUBLIC INPUT: (On items not on agenda and within the jurisdiction of the Commission)

The following members of the public addressed the Commission: Brenda Barnes and Jerry Rubin. Ms. Barnes stated that the Commission should have considered filing an application to make the Village Trailer Park a historic district. Mr. Rubin announced that the Santa Monica Civic Auditorium was landmarked ten years ago.

7. CONSENT CALENDAR: None

8. OLD BUSINESS:

- 8-A. Certificate of Appropriateness 12CA-003, 200 Santa Monica Pier, for design approval related to the construction and installation of an emergency gangway, floating dock, anchoring system and appurtenances on the south side of the Santa Monica Pier at the west end of the platform. (Continued from March 12, 2012).

The Commission made *ex parte* communication disclosures.

Mr. Albright presented the staff report. Staff recommended that the Commission approve Certificate of Appropriateness 12CA-003, 200 Santa Monica Pier based upon the draft findings in the staff report.

The Commission asked staff questions regarding proposed materials, sight lines of the proposed gangway, warranty issues of the materials, and safety standards on the Pier.

The Commission stated that alternative material choices were not presented for review, which would have provided more information regarding compatibility issues. However, the Commission noted that safety equipment already exists on the Pier.

Commissioner Kaplan made a motion to approve Certificate of Appropriateness 12CA-003, 200 Santa Monica Pier with the condition that the applicant submits materials and colors for review by the Commission. Chair Pro Tempore Shari seconded the motion.

A roll call was held for the motion and was approved by the following vote:

AYES: Bach, Fresco, Genser, Kaplan, Lehrer, Shari, Chair Berley

NAYS: None

ABSTAIN: None

ABSENT: None

- 8-B. Certificate of Appropriateness 11CA-023, 2009 La Mesa Drive, consideration of design approval for a proposed addition to an existing single-family dwelling. The proposal includes enclosing the existing carport to expand the existing guest house on the first floor, add a game room and theater on the second floor and add a new two-car garage to the west wing of the existing single-family residence. (Continued from February 13, 2012)

The Commission made *ex parte* communication disclosures.

Ms. Yegazu presented the staff report. Staff recommended only approval of the location and footprint of the proposed addition. Staff also recommended that the applicant submit a fully-detailed set of plans for review and final approval by the Commission at a later date.

The Commission asked staff questions regarding the location and boundary of the addition, and alterations to the circular driveway.

The following members of the public addressed the Commission: Elaine Culotti (owner) and Adam Pines (neighbor's representative). Ms. Culotti provided an update on the project and emphasized the need for the property to have a garage. Mr. Pines stated that the applicant did not submit enough information for the Commission to render a decision.

The Commission asked Ms. Culotti questions regarding the placement of a second story on the garage, the program of the space, the disposition of the bougainvillea, the identity of the project architect, and the jog in the circular driveway.

The Commission expressed reluctance to render a decision because the applicant did not submit a complete set of plans. Additionally, the Commission stated that it is difficult for a footprint to meet the Secretary of the Interior's standards and expressed concern about the connection between the proposed addition and the landmark structure. The Commission suggested that an architect with historic preservation experience generate the necessary drawings. The Commission also made suggestions to the applicant regarding the proposed addition.

Ms. Culotti asked the Commission to render a decision on whether the footprint is acceptable for the proposed addition. The Commission stated that they are unable to render a decision on the footprint.

Commissioner Lehrer made a motion to continue this item. Commissioner Fresco seconded the motion.

Discussion ensued in regard to rendering a decision on the motion.

A roll call was held for the motion and was approved by the following vote:

AYES: Bach, Fresco, Genser, Kaplan, Lehrer, Shari, Chair Berley

NAYS: None

ABSTAIN: None

ABSENT: None

9. NEW BUSINESS/PUBLIC HEARINGS:

9-A. Review of Demolition Permits and Consideration Whether to File an Application for Designation of a Structure as a City Landmark or Structure of Merit.

The Commission made *ex parte* communication disclosures.

1. 225 Twelfth Street (12PC0337)
R1 – Single Family Residential
Single Family Residence and Shed
Structures Not Identified in Historic Resources Inventory

Discussion ensued. No action taken.

2. 1307 Seventh Street / 702 Arizona Avenue (12PC0345)
C3 – Downtown Commercial
Two-Story Office Building and Parking Lot
Structures Not Identified in Historic Resources Inventory

Discussion ensued. No action taken.

3. 1337 Grant Street (12PC0382)
R1 – Single Family Residential
Single Family Residence with Garage
Structures Not Identified in Historic Resources Inventory

No action taken.

4. 1551 Fourteen Street (12PC0389)
M1 – Industrial Conservation
Single Story Commercial Building and Parking Lot
Structures Not Identified in Historic Resources Inventory

No action taken.

5. 1517 Fourteen Street (12PC0390)
BCD – Broadway Commercial
Single Family Residence with Garage
Structures Not Identified in Historic Resources Inventory

Discussion ensued. No action taken.

10. DISCUSSION ITEMS:

- 10-A. Discussion and possible consideration as to whether to file an application to designate the 'Chain Reaction' sculpture located in the Civic Center area along Main Street as a City Landmark.

The following members of the public addressed the Commission: Jerry Rubin, Ron Takiguchi (Building Officer), and Jessica Cusick (Cultural Affairs Manager). Mr. Rubin encouraged the Commission to file a Landmark Designation Application for the "Chain Reaction" sculpture. Mr. Takiguchi and Ms. Cusick answered questions from the Commission.

The Commission asked Mr. Rubin questions regarding the significance of Paul Conrad and why this sculpture is representative of his work. The Commission asked staff questions regarding the testing that needs to be completed on the sculpture, the length of time that is required to complete the testing, the location of the original plans of the sculpture, the ability of the Commission to landmark a sculpture, and fundraising efforts to repair the sculpture.

The Commission stated that they needed to determine whether sculptures are eligible for landmark status. The Commission favored delaying filing a Landmark Designation Application until the testing has been completed.

Commissioner Genser made a motion to continue this item until May 14, 2012 and asked staff to procure the structural assessments necessary to repair the sculpture. Commissioner Fresco seconded the motion. The Commission also asked staff to provide information on cultural monuments so the Commission could understand their role.

Discussion ensued regarding whether to continue this discussion until the May 14, 2012 meeting. The Commission determined that it is critical to preserve and

save the sculpture. Staff stated that the only obstruction for repairing the sculpture is the cost of the repairs.

A roll call was held for the motion and was approved by the following vote:

AYES: Bach, Fresco, Genser, Kaplan, Lehrer, Shari, Chair Berley

NAYS: None

ABSTAIN: None

ABSENT: None

Chair Berley suggested that the Commission hear Item 10-D before Item 10-B. The Commission did not object to this request.

10-B. Discussion on the availability of the Commission for a special meeting on the Civic Center project to be held on Monday, May 21, 2012.

Mr. Albright provided clarification regarding the reason a special meeting is required.

The following members of the public addressed the Commission: Jerry Rubin. Mr. Rubin stated that wonderful things have happened at the Santa Monica Civic Auditorium and he thanked Jessica Cusick (Cultural Affairs Manager) and the Commission for all of their hard work.

The Commission indicated that they will all be attending except for Chair Pro Tempore Shari.

10-C. Discussion whether to consider requiring photographic documentation of HRI properties prior to permitted demolition.

The Commission stated that one way the Commission could mitigate the loss of historic fabric is to require photographic documentation of structures that are listed on the Historic Resources Inventory but are slated for demolition, although marginal photographic documentation of properties listed on the Historic Resources Inventory exist in a Demolition Permit Application; however, it would be difficult to enforce this provision. The Commission stated that the process should be standardized so that the documentation is uniform. The Commission may ask staff to document buildings that are listed on the Historic Resources Inventory which are slated for demolition.

Commissioner Bach made a motion to continue the meeting past 11:00 pm. The Commission did not object to this request.

10-D. Discussion of the current City process for recognizing and commemorating Cultural Heritage in Santa Monica and any potential role for the Commission in this process.

The following members of the public addressed the Commission: Brenda Barnes and Jessica Cusick (Cultural Affairs Manager). Ms. Barnes stated it is important that the difference between cultural heritage and cultural history be recognized. Ms. Cusick answered questions from the Commission and provided the website to Santa Monica Beach Stories.

The Commission asked staff questions regarding how the City commemorated places of cultural significance, how the City commemorated Inkwel Beach, and how other Commissions are involved in historical commemoration.

Commissioner Bach stated that the Commission should develop ways to commemorate cultural significance outside of the landmark process. The Commission discussed places of historical significance such as Muscle Beach and Inkwel Beach. The Commission suggested that they should develop a flexible framework for incorporating historical commemoration into projects throughout the City. The Commission also suggested that a committee be formed with members of various Commissions to develop a mechanism to bring public consciousness to the City's cultural heritage; the Commission suggested the City could seek grants to fund the commemoration of cultural heritage in Santa Monica.

The Commission asked staff to continue this item to a future meeting for discussion.

10-E. Report from staff on recent administratively-approved Certificate of Appropriateness applications and activities affecting properties listed on the Historic Resources Inventory.

Mr. Albright reported that the Santa Monica Bay Women's Club submitted a Certificate of Appropriateness application to paint a portion of the building.

10-F. Report from Landmarks Commission Liaison to the Architectural Review Board (ARB) on recent ARB consideration and action taken on proposed projects involving additions to or modifications of potential historic resources.

Chair Berley reported that a construction fence was erected around the future Tesla site and that an awning was also removed.

10-G. Report from Landmarks Commission representative to the Santa Monica Pier Corporation (SMPC) on recent SMPC activities and action taken on proposed projects involving the Landmark Santa Monica Pier.

Commissioner Genser reported that the SMPC discussed various administrative topics regarding their organization. Commissioner Genser reminded that the SMPC that the Santa Monica Pier is a City Landmark and he reiterated the role of the Commission. Commissioner Genser stated that the following topics were discussed at the meeting: [1] replacement of the Looff Hippodrome floor; [2] elimination of parking on the Pier; [3] replacement of steps near the Bubba Gump restaurant; and [4] the Twilight Dance Series.

The following members of the public addressed the Commission: Brenda Barnes. Ms. Barnes expressed an opinion about the history of the Pier.

10-H. Planning Commission Case List (Information Only).

No reportable action taken on this item.

11. **WRITTEN COMMUNICATIONS:** None.

12. **FUTURE AGENDA ITEMS:** (Requests from Commissioners to add items to upcoming agendas)

The Commission had created a priority list for future agenda items. The Commission asked staff to add a report explaining the reason why the name of Eighth Street was changed to Lincoln Boulevard.

13. **NEXT MEETING DATE AND COMMISSION AGENDA:** Meeting of the Landmarks Commission: 7:00 PM Monday, May 14, 2012; Council Chambers, City Hall, 1685 Main Street.

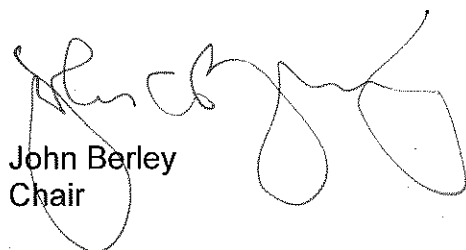
14. **ADJOURNMENT:** Commissioner Genser made a motion to adjourn the meeting at 11:07 pm on Monday, April 9, 2012. Commissioner Bach seconded the motion. The motion was unanimously approved by voice vote, with all members present.

ATTEST:



Scott Albright
Commission Secretary

APPROVED:



John Berley
Chair