

MINUTES

REGULAR MEETING OF THE LANDMARKS COMMISSION

Founded 1875
"Populus felix in urbe felici"

Monday, August 13, 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 Shari called the meeting to order at 7:03 pm.

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

Also Present: Barry Rosenbaum, Senior Land Use Attorney
Scott Albright, AICP, Commission Secretary
Susan Umeda, Staff Assistant III

2. **REPORT FROM STAFF:**

Mr. Albright apprised the Commission of administrative items for this meeting and reviewed upcoming discussion items for 101 Wilshire Boulevard, 1613 Lincoln Boulevard, 1657 Ocean Avenue, 2012 Mills Act contracts, California Heritage Museum, and the Santa Monica Pier bridge. Mr. Albright discussed the following City Council agenda items: [1] withdrawal of the appeal for 1554 Fifth Street and [2] dissolution of the Redevelopment Agency. Mr. Albright discussed the following Planning Commission agenda items: [1] study sessions regarding Zoning Ordinance update and [2] text amendment for Al Mare Restaurant on the Pier. Mr. Albright reported that the Chain Reaction designation was not appealed, the APA California State Conference will be held in October 2012, and Fiscal Year Summary reports were submitted to the Commission for review. Mr. Albright reported that the next Landmarks Commission meeting will be held on September 10, 2012.

Senior Land Use Attorney Rosenbaum announced that Heidi von Tongeln will replace him as an advisor to the Landmarks Commission. The Commission thanked Senior Land Use Attorney Rosenbaum for his service.

3. COMMISSIONER ANNOUNCEMENTS:

Commissioner Fresco announced that her Town Square roses are blooming.

4. APPROVAL OF MINUTES:

4-A. July 9, 2012

The Commission made corrections to the July 9, 2012 minutes; approval of the minutes was postponed until the September 10, 2012 meeting.

5. APPROVAL OF STATEMENTS OF OFFICIAL ACTION:

5-A. Designation Application 11LM-002, designating the Santa Monica Pier sign, located at the intersection of Colorado and Ocean Avenues, as a City Landmark.

The Commission made corrections to the Statement of Official Action for Landmark Designation Application 11LM-002, the Santa Monica Pier sign.

Commissioner Fresco made a motion to approve the Statement of Official Action for Landmark Designation Application 11LM-002 for the Santa Monica Pier sign with corrections. Commissioner Lehrer seconded the motion.

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

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

NAYS: None

ABSTAIN: None

ABSENT: None

5-B. Landmark Designation application 12LM-005, designating the 'Chain Reaction' sculpture, located on the east side of Main Street in the Civic Center, as a City Landmark.

The following members of the public addressed the Commission: Jerry Rubin and Ken Kutcher (representing Paul Conrad). Mr. Rubin expressed his support for the letter that was written by Mr. Kutcher. Mr. Kutcher asked the Commission to create a landmark parcel for the sculpture.

Members of the Commission asked staff about the omission of the landmark parcel in the designation.

The Commission made corrections to the Statement of Official Action for Landmark Designation Application 12LM-005 for Chain Reaction sculpture. The Commission asked staff to continue this item until the September 10, 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: Jerry Rubin. Mr. Rubin discussed the Santa Monica Civic Auditorium, the roses that were planted in the front of City Hall, a proposed commemoration for war veterans by Councilmember Holbrook, and a gathering for Paul Conrad.

7. CONSENT CALENDAR: None

8. OLD BUSINESS: 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. 458 Twentieth Street (12PC0911)
R1 – Single Family Residential
Cottage and Garage
Structure Identified in Historic Resources Inventory

The Commission noted that the structure was significantly altered. However, Commissioner Bach stated that the backyard tree is uncommon in Santa Monica.

No action taken.

9-B. Landmark Designation application 12LM-004, 642 Kensington Road, to determine whether the existing residential cottages, in whole or in part, should be designated as a City Landmark.

The Commission made *ex parte* communication disclosures. Commissioner Fresco recused herself since she lives within 300 feet of 642 Kensington Road.

Mr. Albright presented the staff report. Staff recommended that the Commission approve Landmark Designation Application 12LM-004, 642 Kensington Road, based upon the draft findings in the staff report.

Members of the Commission asked staff questions regarding building permits associated with this property, relocation of the front door, painting of the structure, the buildings that would be included in a designation. Chair Shari stated that the building was relocated to this property in 1937.

The following members of the public addressed the Commission: Chris Cohoon (owner). Mr. Cohoon answered questions from the Commission regarding renovations to the structure.

Members of the Commission asked Mr. Cohoon questions about the ceiling height of the original structure, the originality of the interior, the location of the chimney, the built-in furniture in the structure, the type of rooms in the structure, and the context of the Works Progress Administration (WPA) era.

Commissioner Lehrer stated that she is supportive of the application as it is an intact Craftsman-style structure with distinct features; however, she stated that the structure is not very visible from the street. She stated that relocation of the structure is part of the story since many structures were moved to Ocean Park from other locations; this should be considered as part of Criteria #1.

Commissioner Kaplan asked the Commission to identify the period of significance. Commissioner Berley identified the year 1937 since the characteristics that seem awkward to the eye are characteristics that have carried into this time frame. Commissioner Kaplan suggested that the Commission ask for additional information regarding the structure's relocation to the Ocean Park area as significant features could have been altered. Commissioner Kaplan asked staff to also include information about the eclecticism of the house. Commissioner Genser suggested that the update should include information about the original location of the structure.

Commissioner Lehrer stated that Criteria 1 and 4 are key criteria. Commissioner Lehrer made a motion for the Commission to receive more information about moving the structure to its current site, the development of relocating houses to Ocean Park neighborhood, and additional discussion on Craftsmen style of architecture in general, especially the importance of the Japanese element as part of the aesthetic. Mr. Albright added that he will also ask the consultant to investigate Joslyn Mansion. Commissioner Genser seconded the motion.

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

AYES: Berley, Genser, Kaplan, Lehrer, Bach, Chair Shari
NAYS: None
ABSTAIN: Fresco
ABSENT: None

10. DISCUSSION ITEMS:

- 10-A. Presentation of schematic plan and preliminary discussion of a proposed project involving the permanent relocation of the Landmark "kit houses" from their current site at 1047 9th Street to a site within the City located at 2462 Oak Street.

The Commission made *ex parte* communication disclosures.

The following members of the public addressed the Commission: Carl Smith (architect). Mr. Smith asked the Commission to provide comment in regard to moving the kit houses to a new location. Mr. Smith also presented the history of the site to the Commission.

Members of the Commission asked Mr. Smith if he plans to develop the maximum number of units that are zoned for the Ninth Street site, how the owners found the Oak Street property, the types of variances that will be needed to use the new site, identity of the developers of the Ninth Street project, the reason why the owner of the Oak Street property is willing to inherit the three bungalows, the maintenance agreement of the bungalows on the new site, and the reason the smaller kit houses are only three feet apart. Commissioner Kaplan asked staff if a landmark parcel will need to be designated for the new site.

Commissioner Berley thanked Mr. Smith for his excellent presentation. The Commission generally supported the plans to relocate the historic buildings. Commissioner Berley expressed some concern about the siting of the bungalows. Commissioner Genser noted that there will be hurdles involving parking and setbacks.

- 10-B. Discussion and potential action on outreach to owners of properties in the Downtown who have been identified by the Landmarks Commission for proactive landmark designation.

Commissioner Berley stated the Commission should first notify an owner that the Commission is interested in conducting a discussion regarding the owner's property; however, if this outreach is unsuccessful, the Commission could choose to go forward with this discussion without the owner's input. Commissioner Berley stated that the Commission wants owners to be part of the dialogue. Commissioner Berley appreciated the fact that staff makes three efforts to contact the property owner. Commissioner Lehrer stated that the landmark brochures will help to diffuse some of the anxieties of landmarking a property. The Commission made suggestions regarding the language to the letters.

Commissioner Lehrer asked staff to list the buildings that are on the proactive designation list. Commissioner Genser asked staff how the Commission could proceed without the owner's consent. Senior Land Use Attorney Rosenbaum responded that the action of the Commission is not dependent upon an owner who

does not choose to participate in the process. Chair Shari stated that a few of these properties could be included on future agendas.

10-C. Discussion on the future disposition of United State Post Office building located in Downtown Santa Monica at 1248 5th Street.

The following members of the public addressed the Commission: Carol Lemlein (Santa Monica Conservancy). Ms. Lemlein suggested that the City request consulting party status according to the Section 106 process. Commissioner Lehrer asked Ms. Lemlein if she verified if there will be a Section 106 process. Ms. Lemlein responded that a Section 106 process will be implemented if the building is put up for sale.

Commissioner Lehrer suggested that staff obtain preliminary information about this building so the Commission will be ready to take action. Commissioner Kaplan stated that the Commission may not be able to include the interior in a potential local designation. Commissioner Lehrer described the Section 106 process.

Commissioner Fresco made a motion to ask staff for a preliminary historic assessment report on the Post Office. Commissioner Lehrer seconded the motion. The motion was approved by voice vote.

Commissioner Lehrer asked staff to agendize a discussion regarding the participation of the Landmarks Commission in the Section 106 process.

Commissioner Bach stated that there was overwhelming support from the community to preserve the building and postal services in the downtown area.

10-D. Discussion and possible action on the proposed informational brochures describing the City's Historic Resources Inventory, Mills Act program, and Landmarks/Historic Districts.

Senior Land Use Attorney Rosenbaum stated that revisions still need to be made to the brochures. The Commission and Senior Land Use Attorney Rosenbaum made changes to the brochures.

10-E. Report from subcommittee and discussion on topics and recent activities related to the ongoing update to the City's Zoning Ordinance including, but not limited to neighborhood conservation districts, substantial remodels, transfer of development rights, and parking.

Commissioner Fresco reported that the subcommittee met with David Martin (Director of Planning and Community Development), Vivian Kahn (Zoning Consultant, Dyett & Bhatia), and Jory Phillips (Deputy Director-Special Projects, Planning and Community Development). She stated that they discussed the goals of the Commission, ways to protect properties on the Historic Resources Inventory, Transfer of Development Rights, restoring landmarked properties,

conservation districts. Commissioner Fresco asked staff to include the Commission in any discussions regarding the Zoning Ordinance. Commissioner Kaplan stated that the Zoning Ordinance team was trying to establish a modification system which would take the place of a variance. Commissioner Fresco stated that they discussed places in the Zoning Ordinance where landmarks could benefit from an exception. Commissioner Fresco stated that Director Martin recommended that the Commission begin writing letters immediately regarding the changes to the Zoning Ordinance that the Commission already discussed; Commissioner Kaplan stated that a letter be immediately written suggesting that the landmarks ordinance revisions get on the work plan and this should be agendaized to a future meeting. Commissioner Fresco stated that the discussion also included training for staff regarding the State Historic Building Code and adaptive reuse.

10-F. 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 staff did not approve any administratively-approved Certificates of Appropriateness nor was there any significant activity for properties listed on the Historic Resources Inventory.

10-G. 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.

Commissioner Berley stated that the ARB did not discuss any additions or modifications to potential historic resources; however, he showed the Commission drawings and staff report regarding modifications to the W.I. Simonson dealership.

10-H. 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 consultants were analyzing data from input from the community and SMPC over how the Pier will progress in the future. Commissioner Genser stated that the major topic that was discussed was the Phase IV construction project, which involves a fairly large rehabilitation of the end of the Pier. Commissioner Genser reported that SMPC is developing a potential master signage plan, which has not been approved. He stated that the necklace lighting has been completed. Commissioner Genser mentioned the third-story addition to a restaurant that will be located on the Pier. Commissioner Genser asked staff to find the Request for Proposal so the Commission could study it.

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

Members of the Commission asked staff for updates on 927-929 Lincoln Boulevard, 1437-1443 Lincoln Boulevard, and Paseo Nebraska.

11. **WRITTEN COMMUNICATIONS:** None

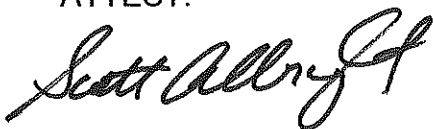
12. **FUTURE AGENDA ITEMS:** (Requests from Commissioners to add items to upcoming agendas):

Members of the Commission asked staff to agendize the following items: [1] a discussion regarding the Landmarks Commission's role and responsibilities for maintaining the Chain Reaction sculpture; [2] a discussion regarding designating a parcel for the Chain Reaction sculpture; [3] a discussion regarding the relocation of the Senior Center; [4] status of the Third Street plaques; [5] update on the Mayfair Theater. Mr. Albright stated the following are future agenda items: [1] a discussion regarding budget priorities; [2] a discussion regarding the language on a plaque for 2701 Main Street; [3] a discussion regarding Section 106 (Post Office); and [4] potential designation of the Central Tower Building and Junipher Building. Commissioner Berley asked staff if a report was prepared for 2434 Beverley Avenue.

13. **NEXT MEETING DATE AND COMMISSION AGENDA:** Meeting of the Landmarks Commission: 7:00 PM Monday, September 10, 2012; Council Chambers, City Hall, 1685 Main Street.

14. **ADJOURNMENT:** Commissioner Bach made a motion to adjourn the meeting at 10:18 pm on Monday, August 13, 2012. Commissioner Berley seconded the motion. The motion was unanimously approved with all members present.

ATTEST:



Scott Albright
Commission Secretary

APPROVE:



Ruth Shari
Chair