

MINUTES

REGULAR MEETING OF THE LANDMARKS COMMISSION

Founded 1875

"Populus felix in urbe felici"

Monday, May 13, 2013
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 7:04 pm.

1. **ROLL CALL:** Present: Margaret Bach, Chair Pro Tempore
John Berley
Nina Fresco
Roger Genser
Barbara Kaplan (arrived at 7:06 pm)
Ruthann Lehrer
Ruth Shari, Chair (departed at 9:55 pm)

Also Present: Heidi von Tongeln, Deputy City Attorney
Steve Traeger, Principal Urban Designer
Scott Albright, AICP, Commission Secretary
Susan Umeda, Staff Assistant III

2. **UPDATE FROM CITY STAFF AND DISCUSSION ON THE STATUS OF THE CHAIN REACTION SCULPTURE AND FUNDRAISING EFFORTS.**

Jessica Cusick, Cultural Affairs Manager at CCS Cultural Affairs, presented an update on the status of fundraising efforts for repairing the sculpture and reviewed options to repair the sculpture.

Members of the Commission asked Ms. Cusick questions about the repair proposal from the conservator, the discrepancy between restoration cost estimates from the City and the Conrad family, the status of deaccessioning the sculpture, the plan to install a landscape barrier around the sculpture, and the reason why the City is not responsible for restoring the sculpture.

The following members of the public addressed the Commission: Dave Conrad, Jerry Rubin, and Ken Kutcher. Mr. Conrad stated that the sculpture is structurally sound. Mr. Rubin thanked various people for their fundraising efforts, invited the public to a benefit concert for the sculpture, and stated that the sculpture should be saved. Mr. Kutcher provided the Commission with a copy of the as-built drawings and encouraged the City to conduct a courtesy review to encourage public dialogue about appropriate approaches; he added that it would be helpful to have a better understanding of the fundraising target.

Commissioner Berley made the following suggestions: [1] outline the framework of repairs that the building official will require; and [2] outline the minimum scope of work required by the Building Official to stabilize the sculpture. Members of the Commission asked Mr. Kutcher about the details of a courtesy review and the amount of money that could be raised.

Chair Pro Tempore Bach made a motion to hear Item 11-H before the Report from Staff. Commissioner Genser seconded the motion. The motion was unanimously approved by voice vote, with all members present.

3. REPORT FROM STAFF:

Mr. Albright presented the report from staff; he reviewed administrative items that pertain to this meeting. He stated that the following hearings/discussion items will be on upcoming agendas: [1] 101 Wilshire Boulevard; [2] 426 Palisades Avenue; [3] 824 Twenty-Second Street; [4] 2434 Beverly Avenue; [5] 301 Santa Monica Boulevard. He reported that the appeal for 1424 Fourth Street was withdrawn. He reviewed the City Council and Planning Commission agendas and stated that the next meeting will be held on June 10, 2013.

Commissioner Fresco asked staff if a landmark assessment report has been written for 2434 Beverly Avenue. Mr. Albright responded that the report is currently being written.

4. COMMISSIONER ANNOUNCEMENTS:

Chair Pro Tempore Bach attended the City Council meeting on April 23, 2013 regarding training activities at Palisades Park. In addition, Chair Pro Tempore Bach and Commissioner Kaplan attended the California Preservation Conference and reported highlights of the conference. Chair Shari stated that comments on the Bergamont Area Plan are due on May 16, 2013. Commissioner Fresco announced that there will be a public meeting regarding fate of the Santa Monica Civic Auditorium on June 4, 2013.

5. APPROVAL OF MINUTES:

5-A. April 8, 2013

The Commission made corrections to the April 8, 2013 minutes. The corrected minutes will be reviewed at the June 10, 2013 meeting.

6. APPROVAL OF STATEMENTS OF OFFICIAL ACTION:

6-A. Landmark Designation application 13LM-002, 301-315 Wilshire Boulevard, designating the commercial building as a City Landmark.

The Commission made corrections to the Statement of Official Action. Commissioner Fresco made a motion to approve the Statement of Official Action for Landmark Designation Application 13LM-002, 301-315 Wilshire Boulevard 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, Lehrer, Kaplan, Chair Pro Tempore Bach

NAYS: None

ABSTAIN: Genser, Chair Shari

ABSENT: None

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

The following members of the public addressed the Commission: Robert Chattel, regarding the submission of an application for an alternatives means and methods analysis for the interior stairway at 710 Wilshire Boulevard.

Commissioner Fresco asked staff to agendize a discussion regarding this issue.

8. CONSENT CALENDAR: None

9. OLD BUSINESS:

9-A. Certificate of Appropriateness, 13CA-007, 128 Hollister Avenue, consideration of design approval to allow the construction of a new two-story addition to an existing American Four-Square single family residence. (Continued from April 8, 2013)

The Commission made *ex parte* communication disclosures. Commissioner Berley recused himself because he works for the firm that is presenting the project.

Mr. Albright presented the staff report. Staff recommended that the Commission approve Certificate of Appropriateness 13CA-007, 128 Hollister Avenue based upon the draft findings in the staff report.

Commissioner Kaplan asked staff questions regarding setbacks from the landmark.

The following members of the public addressed the Commission: Chris Conolly (project architect), Michael Feinstein, and Britt Allcroft. Mr. Conolly presented the project to the Commission and answered questions. Mr. Feinstein spoke about landmarking a tree in the front of the property and creating a historic district in the area. Ms. Allcroft asked the Commission questions regarding the project.

Commissioner Kaplan asked Mr. Conolly questions about the connection at the rear of the building, the windows on the proposed structure, the proportion of the awnings, and the exploration of other window configurations.

Members of the Commission expressed concerns about the rear connection, the proportion of the rear, the massing, compatibility of the proposed design, proposed windows, and existing cladding of the landmarked structure. Other members of the Commission noted that the project is a handsome response to program and the project is well designed.

Chair Pro Tempore Bach made a motion to approve Certificate of Appropriateness, 13CA-007, 128 Hollister Avenue, with the friendly suggestion to modify the rear of the project for greater articulation with the landmarked structure. Commissioner Kaplan seconded the motion.

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

AYES: Kaplan, Lehrer, Bach, Chair Shari

NAYS: Fresco, Genser

ABSTAIN: None

ABSENT: Berley

Commissioner Berley returned to the dais.

10. NEW BUSINESS/PUBLIC HEARINGS:

10-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. Commissioner Lehrer stated that she needed to recuse herself from any discussion regarding 1045 Harvard Street.

1. 401 Twenty-First Place (13PC0380)
R1 – Single Family Residential
Single Family Structure and Garage
Structure Not Identified in Historic Resources Inventory
(continued from April 8, 2013)

Commissioner Genser stated that the structure was fairly pristine. However, Commissioner Lehrer stated that research did not justify filing a Landmark Designation Application.

No action taken.

2. 722 Seventeenth Street (13PC0403)
R1 – Single Family Residential
Single Family Residence, Garage, Driveway, Walls
Structure Not Identified in Historic Resources Inventory

No action taken.

3. 231 Eighteenth Street (13PC0417)
R1 – Single Family Residential
Single Family Structure with Garage and Pool
Structure Identified in Historic Resources Inventory

The following members of the Commission addressed the Commission: Eric Shepnick (owner). Mr. Shepnick stated that there was a previous demolition permit.

Commissioner Lehrer stated that the structure is an example of Spanish Revival. Chair Pro Tempore Bach stated that a junior high school teacher built the house.

No action taken.

4. 1621 Franklin Street (13PC0432)
R2 – Low Density Multiple Family Residential
One One-Story Residence and One Two-Story Residence
Structure Not Identified in Historic Resources Inventory

No action taken.

5. 219 Twenty-Third Street (13PC0457)
R1 – Single Family Residential
Single Family Residence and Garage
Structure Not Identified in Historic Resources Inventory

No action taken.

6. 1045 Harvard Street (13PC0458)
R1 – Single Family Residential
Single Family Residence and Garage
Structure Not Identified in Historic Resources Inventory

No action taken.

7. 2345 Twenty-Seventh Street (13PC0510)
R1 – Single Family Residential
Main House, Garage, Walls, Fences, Trees and Shrubs
Structure Not Identified in Historic Resources Inventory

No action taken.

8. 1342 Fifth Street (13PC0519)
C3C – Downtown Overlay
One-Story Concrete Block Retail Building
Structure Not Identified in Historic Resources Inventory

No action taken.

9. 229 Nineteenth Street (13PC0523)
R1 – Single Family Residential
Single Family Residence, Garage, and Guest House
Structure Not Identified in Historic Resources Inventory

Chair Pro Tempore Bach noted that this structure mirrors the adjacent structure.

No action taken.

The Commission took a break. Chair Shari departed the meeting during the break and Chair Pro Tempore Bach presided over the rest of the meeting.

- 10-B. Landmark Designation, 13LM-004, 824 22nd Street, consideration as to whether designate the existing single-family residence as a City Landmark. (continued to June 10, 2013 at the request of property owner)
- 10-C. Certificate of Appropriateness, 13CA-010, 250 Santa Monica Pier, consideration of design approval and sign adjustments for the installation of a business identification sign for Ristorante al Mare, located on the landmark Santa Monica Pier.

The Commission made *ex parte* communication disclosures.

Mr. Albright presented the staff report. Staff recommended that the Commission deny Certificate of Appropriateness, 13CA-010, 250 Santa Monica Pier and recommended that the size of the sign be reduced and relocated to the bottom of the second-floor balcony.

Members of the Commission asked staff to clarify the following: [1] the method of installation of the sign; [2] the sign code; [3] the original location of signage on the building; [4] other examples of signage on the second floor; and [5] the reason why signage should be placed on the second floor.

The following members of the public addressed the Commission: Richard Benson (applicant). Mr. Benson explained that a second-floor sign would be seen by patrons of the beach and described the design of the sign.

Members of the Commission asked Mr. Benson to explain the reason the proposed sign is not as playful as the blade sign and why a beach umbrella is part of the design.

Members of the Commission suggested the following: [1] reduce the size of the proposed sign; [2] increase the playfulness of the proposed sign; [3] change the position of the sign to the balcony area so it does not obscure the metal roof; and [4] incorporate more blade signs on the restaurant.

Commissioner Genser made a motion to deny Certificate of Appropriateness, 13CA-010, 250 Santa Monica Pier, based upon the draft findings in the staff report. Commissioner Berley seconded the motion. Commissioner Genser withdrew the motion.

Commissioner Berley stated that neon signage be used for this application; he suggested that the case be brought back before the Commission for review.

Commissioner Genser made a substitute motion to continue this item and asked the applicant to bring back a revised proposal based upon the comments made during this meeting. Commissioner Berley seconded the motion.

Commissioner Lehrer suggested that the size of the signage not be as constrained as proposed by staff.

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

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

NAYS: None

ABSTAIN: None

ABSENT: None

11. DISCUSSION ITEMS:

- 11-A. Discussion and consideration as to whether to file an application to designate the building located at 234 Pico Boulevard (Bay Shore Bowling Lanes) as a City Landmark or Structure of Merit. (continued from April 8, 2013)

Commissioner Fresco made a motion to file a Landmark Designation Application for the Bay Shore Bowling Lanes at 234 Pico Boulevard. Commissioner Lehrer seconded the motion.

Commissioner Kaplan disclosed a conversation with Carol Lemlein regarding the history of the building.

Members of the Commission stated that the landmark assessment report should include the history of the site. Commissioner Lehrer stated that 234 Pico Boulevard is the only bowling alley in Santa Monica and the structure is an example of mid-century architecture.

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

AYES: Berley, Fresco, Kaplan, Lehrer, Chair Pro Tempore Bach

NAYS: Genser

ABSTAIN: None

ABSENT: Chair Shari

- 11-B. Discussion and consideration as to whether to file an application to designate the building located at 2600 Wilshire Boulevard (former Home Savings) as a City Landmark or Structure of Merit.

The Commission made *ex parte* communication disclosures. Commissioner Genser disclosed that he deals with works by Millard Sheets, but he did not recuse himself from this discussion since he was advised by the City Attorney's Office that he did not have a conflict and that there would be no significant economic impact.

The following members of the public addressed the Commission: Carol Lemlein and Ken Kutcher (owner representative). Ms. Lemlein stated that the structure meets Criteria 6. Mr. Kutcher recommended that the Commission ask for additional information since the structure is not in imminent danger.

Commissioner Lehrer explained the significance of the location, described the architectural features, explained the significance of Millard Sheets, and commented on Robert Chattel's analysis. Commissioner Genser distributed a postcard which depicted Home Savings and stated that the mural is unique to Santa Monica. He stated that the postcard referred to the building as a cultural landmark.

Commissioner Fresco made a motion to file a Landmark Designation Application for 2600 Wilshire Boulevard and that the parcel be designated as a landmark parcel. Commissioner Lehrer seconded the motion.

Commissioner Kaplan stated that Gina Szilak, Associate Planner with the City of Santa Monica, disclosed that the seals still exist behind the New Balance signs. Commissioner Berley invited the property owner to address the Commission regarding the potential landmark designation.

The following members of the public addressed the Commission: Mark Leevan (owner). Mr. Leevan stated that there are not any plans to alter or demolish the building.

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

AYES: Berley, Fresco, Genser, Kaplan, Lehrer, Chair Pro Tempore Bach

NAYS: None

ABSTAIN: None

ABSENT: Chair Shari

11-C. Discussion on the status of certain rehabilitation activity located at The Embassy Apartment/Hotel located at 1001 3rd Street, a City Landmark, and possible consideration as to whether to file a supplemental application to include the interior lobby and/or define and describe an associated landmark parcel.

The Commission made *ex parte* communication disclosures.

Commissioner Berley made a motion to continue the meeting past 11:00 p.m. Commissioner Lehrer seconded the motion. The motion was approved by voice vote, with all attending members present.

The following members of the public addressed the Commission: Tara Hamacher (historic consultant for the owner), Matt Fisher (owner), Ramin Kolahi (owner representative), Victor de la Cruz (owner's attorney), and Barry Sherman. Ms. Hamacher stated that the interior of the structure is still intact and that the owners are maintaining the property. Mr. Fisher assured the Commission that the owners take the maintenance process seriously. Mr. Kolahi stated that the owners acted in a responsible manner. Mr. de la Cruz advised his clients that there is no change in the use of the lobby; the owners would not be adverse to

the designation process if the lobby were determined to be a public space. Mr. Sherman advised the Commission that interior and exterior lighting fixtures were removed and interior features were renovated.

Members of the Commission asked the applicant team about the removal of the light fixtures and the tenant mix of the building.

Commissioner Fresco stated that the tiles were regouted and the terra cotta floor was refinished; she stated that serving drinks would turn the lobby into a public space.

Commissioner Fresco made a motion to supplement the original designation to include the lobby or to file a Landmark Designation Application for the lobby. Commissioner Lehrer seconded the motion.

Members of the Commission asked staff to explain the character-defining features of the building, if the proposal was presented to staff in a piecemeal manner, and the exclusion of the interior from the original designation.

Commissioner Lehrer stated that the lobby always appeared to be a public space. Commissioner Berley stated that the purview of the Commission should be extended to the lobby space since it will become public again; he suggested that this item be continued so it could be revisited after the renovation is complete. Commissioner Kaplan expressed concern about the interior and the parcel.

Commissioner Berley made a substitute motion to continue this item to a future agenda. Commissioner Genser seconded the motion.

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

AYES: Berley, Fresco, Genser, Kaplan, Lehrer, Chair Pro Tempore Bach

NAYS: None

ABSTAIN: None

ABSENT: Chair Shari

Commissioner Genser asked the Commission to reorganize the agenda and only address items that are critical. Chair Pro Tempore Bach made a motion to hear Items 11-N and 11-I and continue the other items on the agenda. Commissioner Berley seconded the motion. The motion was approved by voice vote, with all attending members, except Chair Shari, present.

- 11-D. Discussion on historic preservation-related community benefits associated with future development agreements negotiated with the City, and possible creation of a subcommittee to develop recommendations for consideration.

This item was continued until the June 10, 2013 meeting.

- 11-E. Discussion and possible creation of a subcommittee to review the draft Bergamot Area Plan and whether to have the subcommittee represent the Commission during future public discussions and/or public hearings on the matter.

This item was continued until the June 10, 2013 meeting.

- 11-G. Update on the status of the closure of the United State Post Office building located at 1248 5th Street and discussion regarding proposed preservation covenant related to same.

This item was continued until the June 10, 2013 meeting.

- 11-H. Discussion on the status of the planned removal of terrazzo material in the public right-of-way adjacent to the Mayfair Theater (210 Santa Monica Boulevard) and consideration as to whether to file an application to designate the terrazzo as a City Landmark or Structure of Merit.

Rick Valte, Principal Civil Engineer in Public Works Department Civil Engineering, stated that the City is against retaining the terrazzo because of slip-and-fall issues, ADA accessibility, maintenance, and funding for the transit mall.

Members of the Commission asked Mr. Valte about the location of the terrazzo and the possible retention of the terrazzo if the slip-resistant coefficient for surfaces in the public right-of-way was met.

The following members of the public addressed the Commission: Ken Kutcher (owner representative of the Mayfair). Mr. Kutcher stated that his client needs to know how to proceed with this project.

Commissioner Berley received a letter from the City explaining the need to remove the terrazzo and suggested additional research on the treatment of terrazzo in the public right-of-way of other municipalities. Commissioner Berley stated that more information needs to be produced regarding safety, accessibility, and maintenance before the Commission could make a decision. Some members of the Commission stated that the Mayfair Theater has been compromised and it is too late to conduct an investigation of the terrazzo. Commissioner Kaplan stated that the terrazzo is a characteristic of a theater building.

Commissioner Kaplan made a motion to file a landmark designation application for the terrazzo in front of 210 Santa Monica Boulevard. Commissioner Fresco seconded the motion.

Commissioner Lehrer stated that she could support filing an application if the Commission could review the case during the June 10, 2013 meeting.

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

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

- 11-I. Update from subcommittee and review and approval of the draft of proposed changes to the City's current Mills Act program to be forwarded to City Council for consideration and possible appointment of a Commissioner to represent the Commission during future public discussion and/or public hearings related to same.

Commissioner Lehrer stated that the Mills Act Program Recommendations contains enough information to generate a staff report to the City Council. Staff recommended that the contracts be monitored every two years. Chair Pro Tempore Bach asked if staff is aware of any future Mills Act contracts.

Commissioner Berley made a motion to continue the balance of the items on the agenda to the next meeting, except for Future Agenda Items. Commissioner Fresco seconded the motion. The motion was approved by voice vote, with all members except Chair Shari present.

- 11-J. 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.

This item was continued until the June 10, 2013 meeting.

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

This item was continued until the June 10, 2013 meeting.

- 11-L. 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.

This item was continued until the June 10, 2013 meeting.

- 11-M. 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, and discussion and possible response to issues raised by the Santa Monica Pier Corporation in its correspondence to the City Council.

Commissioner Genser reported the following: [1] design proposals for the Pier ramp; [2] proposals to expand the Pier area to adjacent beach property; and [3] proposals for publicity signage.

- 11-N. Planning Commission Case List (Information Only).

12. **WRITTEN COMMUNICATIONS:** None

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

Members of the Commission asked to agendize the following items: [1] a discussion regarding the cost for historic preservation consultants; [2] a discussion about ordinance revisions; [3] the use of the State Historic Building Code by Building and Safety; [4] an update on the maintenance or replacement of items listed in the Regulatory Review Program Matrix for Palisades Park; [6] a discussion regarding issues with the Embassy Hotel; and [6] a discussion regarding Chain Reaction in regarding repairs, fundraising, status of the piece, and the party responsible for the repair of the sculpture. The Commission also asked staff to consider beginning the June 10, 2013 meeting at 6:00 pm.

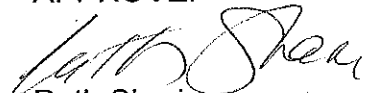
14. **NEXT MEETING DATE AND COMMISSION AGENDA:** Meeting of the Landmarks Commission: 7:00 PM Monday, June 10, 2013; Council Chambers, City Hall, 1685 Main Street.

15. **ADJOURNMENT:** Commissioner Berley made a motion to adjourn the meeting on May 14, 2013 at 12:26 am. Commissioner Fresco seconded the motion. The motion was approved with all members except Chair Shari present.

ATTEST:


Scott Albright
Commission Secretary

APPROVE:


Ruth Shari
Chair