



MINUTES

REGULAR MEETING OF THE LANDMARKS COMMISSION

Founded 1875

"Populus felix in urbe felici"

Monday, June 10, 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 7:07 pm.

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

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

Absent: Barbara Kaplan

2. **REPORT FROM STAFF:**

Mr. Albright presented the report from staff and 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] 234 Pico Boulevard; [3] 2600 Wilshire Boulevard; [4] terrazzo at 210 Santa Monica Boulevard; [5] 1415 Ocean Avenue; [6] 1001 Third Street; [7] 426 Palisades Avenue; [8] 2434 Beverley Avenue; and [9] 301 Santa Monica Boulevard. Mr. Albright presented an update on Chain Reaction and reviewed City Council and Planning Commission agendas. He stated that the next meeting is scheduled for July 8, 2013 and may begin earlier than the usual 7:00 pm start time.

Members of the Commission asked staff questions regarding signage and light fixtures on the Embassy Hotel, Chain Reaction sculpture, code violations on 2009 La Mesa Drive, Mills Act contract recommendations, fiscal condition and status of 954 Fifth Street, and code compliance issues for the Teriton.

3. COMMISSIONER ANNOUNCEMENTS:

Commissioner Genser announced that there will be workshop regarding the Pier bridge replacement at the Ken Edwards Center at 6:30 pm on June 18, 2013. Commissioner Fresco announced that the City Council will discuss the fate of the Santa Monica Civic Auditorium on June 11, 2013.

4. APPROVAL OF MINUTES:

4-A. April 8, 2013

Chair Pro Tempore Bach made a motion to approve the April 8, 2013 minutes. Commissioner Lehrer seconded the motion. The motion was approved by voice vote, with Chair Shari and Commissioner Genser abstaining.

4-B. May 13, 2013

The Commission made corrections to the May 13, 2013 minutes. Commissioner Lehrer made a motion to approve the minutes to the May 13, 2013 meeting with corrections. Chair Pro Tempore Shari seconded the motion, the motion was approved by voice vote, with all attending members present.

5. APPROVAL OF STATEMENTS OF OFFICIAL ACTION:

5-A. Certificate of Appropriateness, 13CA-007, 128 Hollister Avenue, approval of a new two-story addition to an existing American Four-Square single family residence.

Mr. Albright requested that this item be continued until the July 8, 2013 meeting so that staff can confirm the Commission's vote on this item.

Commissioner Lehrer made a motion to continue the Statement of Official Action for 128 Hollister Avenue. Chair Pro Tempore Bach seconded the motion. The motion was approved by voice vote, with all attending members present.

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

The following members of the public addressed the Commission: Laura Wilson and Carol Lemlein (Santa Monica Conservancy). Ms. Wilson advised the Commission that the owners of the Embassy Hotel made misrepresentations

during the May 13, 2013 Landmarks Commission meeting Ms. Lemlein stated that the Santa Monica Conservancy is writing a letter in support of restoration of the open stairwell at 710 Wilshire Boulevard and the address listed on the Historic Resources Inventory for 710 Wilshire Boulevard is incorrect. Ms. Lemlein added that a historic study for 101 Santa Monica Boulevard was submitted to the Commission but a discussion regarding this property has not been agendized.

7. **CONSENT CALENDAR: None**

8. **OLD BUSINESS:**

8-A. Landmark Designation application 13LM-001, 101 Wilshire Boulevard, consider supplementing the existing landmark designation and adopting a Miramar Hotel Regulatory Review Program and Activity Matrix which sets forth procedures for handling the review and approval for on-going and potential work activities that involve the Individually Significant Landmark Features, Non-Contributing Structures, New Structures on the Landmark Parcel, Exterior Grounds and Improvements inside the Palisades Wing Buffer Zone and Exterior Grounds and Improvements outside the Palisades Wing Buffer Zone; and, discussion and possible adoption of Resolution 13-001 (LC Series), which amends the Guidelines for Staff Review and Approval of Applications for Certificates of Appropriateness to include certain projects and activities identified in the potential Miramar Hotel Regulatory Review Program. (Continued from April 8, 2013)(This item has been continued to a later date at the request of the applicant.)

8-B. Landmark Designation, 13LM-004, 824 22nd Street, consideration as to whether designate the existing single-family residence as a City Landmark. (continued from May 13, 2013)

The Commission made *ex parte* communication disclosures.

Mr. Albright presented the staff report. Staff recommended that Commission deny Landmark Designation application 13LM-004 824 22nd Street, based on draft findings in staff report.

Commissioner Genser asked staff questions regarding whether other kit houses are listed on the Historic Resources Inventory.

The following members of the public addressed the Commission: Teresa Grimes (historic consultant for owner), Ken Kutcher (owner representative), and Stephen Youngerman. All members of the public were in favor of staff's recommendation.

Commissioner Fresco stated that kit houses are important because they gave working class people the opportunity to own their home. She stated that the door

and most of the windows are original, although the chimney and the terrarium window in the kitchen are not. She described other examples of kit homes in the City.

Commissioner Lehrer stated that the structure is not listed on the Historic Resources Inventory but has a high level of integrity; however, she noted that it does not have neighborhood context. Chair Pro Tempore Bach stated that she does not support designation since it does not have exceptional architectural merit. Chair Shari stated that there are better examples of kit homes in the City, which she cited.

Commissioner Genser made a motion to deny Landmark Designation Application 13LM-004, 824 Twenty-Second Street. Commissioner Berley seconded the motion.

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

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

NAYS: None

ABSTAIN: None

ABSENT: Kaplan

8-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. (continued from May 13, 2013)

The Commission made *ex parte* communication disclosures.

Mr. Albright presented the staff report. Staff recommended that the Commission approve Certificate of Appropriateness, 13CA-010, 250 Santa Monica Pier with the conditions that are outlined in the staff report.

Members of the Commission asked staff questions about the size of the signs, corporate logo, blade signs, and height of the fascia.

The following members of the public addressed the Commission: Lori Volheim (owner's representative) and Kirk Rogers (owner's representative). Ms. Volheim advised the Commission that the owners prefer the sign to be located on the top level and Mr. Rogers answered questions from the Commission.

Commissioner Fresco asked the owner's representatives to explain the differences between the initial and revised proposals and whether the sign is visible if the text is only outlined in neon.

Members of the Commission supported staff's recommendation with the following conditions: [1] the lettering should be centered on the balcony portion; and [2] the height of the lettering should be appropriate to the surface of the balcony portion.

Chair Pro Tempore Bach made a motion to approve Option #2 of Certificate of Appropriateness, 13CA-010, 250 Santa Monica Pier with the conditions outlined during the discussion. Commissioner Lehrer seconded the motion.

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

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

NAYS: None

ABSTAIN: None

ABSENT: Kaplan

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. 1124 Seventh Street (13PC0511)
R2 – Low Density Multiple Family Residential
Single Family Structure with Garage
Structure Identified in Historic Resources Inventory

Commissioner Lehrer stated that the structure has a high level of integrity and described significant aspects of the building. She noted that it was one of the first homes built in Santa Monica.

Commissioner Lehrer made a motion to file a Landmark Designation Application for 1124 Seventh Street. Chair Pro Tempore Bach seconded the motion.

Commissioner Fresco stated that a list of turn-of-the-century bungalows is included in the preliminary assessment for 1012 Second Street; she requested that staff update this list so that the Commission could compare both lists.

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

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

NAYS: None

ABSTAIN: None

ABSENT: Kaplan

2. 111 Esparta Way (13PC0573)
R1 – Single Family Residential
Single Family Structure with Attached Garage
Structure Not Identified in Historic Resources Inventory

Commissioner Fresco asked staff to provide the Commission with research in regard to the context for ranch-style structures. Chair Pro Tempore Bach asked staff for information regarding the annexation of this area to the City of Santa Monica since there is building permit information is not available.

No action taken.

3. 938 Palisades Beach Road (13PC0597)
R2B – Low Density Multiple Family Coastal Residential Beach
Single Family Structure
Structure Not Identified in Historic Resources Inventory

The following members of the Commission addressed the Commission: Hamlet Zoharabians. Mr. Zoharabians stated that 938 Palisades Beach Road and 940 Palisades Beach Road will be tied together.

No action taken.

4. 940 Palisades Beach Road (13PC0640)
R2B – Low Density Multiple Family Coastal Residential Beach
Single Family Structure with Attached Garage
Structure Not Identified in Historic Resources Inventory

Commissioner Berley asked staff if the property fronts the boardwalk.

The following members of the Commission addressed the Commission: Hamlet Zoharabians. Mr. Zoharabians stated that 938 Palisades Beach Road and 940 Palisades Beach Road will be tied together.

No action taken.

5. 702 Twenty-First Street (13PC0644)
R1 – Single Family Residential
Single Family Structure with Garage
Structure Not Identified in Historic Resources Inventory

Commissioner Lehrer noted that the ranch-style structure is beautiful.

No action taken.

6. 1402 Santa Monica Boulevard (13PC0696)
C4 – Highway Commercial
Gas Station & Canopies
Structure Not Identified in Historic Resources Inventory

No action taken.

10. DISCUSSION ITEMS:

- 10-A. 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.

The following members of the public addressed the Commission: Carol Lemlein. Ms. Lemlein offered to answer questions from the Commission.

Members of Commission asked Ms. Lemlein how the document will be used and background information regarding the document concerning her Conservancy work plan, which was presented to the Commission.

The Commission commended the Santa Monica Conservancy for creating this document. Commissioner Fresco described the process for creating this list. Commissioner Lehrer stated that priorities must be defined. Commissioner Genser asked staff how to implement these measures and the criteria that staff uses to weigh community benefits. Commissioner Berley suggested the following: [1] change the name of the document; [2] train staff to handle historic resources; [3] provide a plaque for landmarked properties; and [4] add a column to the document that indicates the actions that the Commission has taken. Commissioner Berley stated that the City Council will pay more attention to historic preservation if public support is present. Chair Shari asked staff if there are a required number of community meetings for application proposals of development agreements.

Commissioner Berley made a motion to move Item 10-G before Item 10-B. The motion was approved by voice vote, with all attending members present.

- 10-B. 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.

Chair Shari stated that Commissioner Kaplan expressed interest in the Bergamot Area Plan and that the liaison role should be given to her; if Commissioner Kaplan is not interested in being the liaison, the item could be revisited during the July 8, 2013 meeting.

10-C. Discussion and possible appointment of a Commissioner(s) to participate in workshops and other future public discussions and/or public hearings where the replacement bridge for the Santa Monica Pier will be discussed.

Commissioner Genser stated that Commissioner Kaplan and he are interested in the replacement bridge project. Chair Shari announced that Commissioners Genser, Kaplan and Lehrer are appointed to participate in the workshops and future public discussions/public hearings for the replacement bridge project for the Santa Monica Pier.

10-D. 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.

The following members of the public addressed the Commission: Carol Lemlein (Santa Monica Conservancy). Ms. Lemlein stated that the Commission should use the same process that is used for landmark designation to participate in the covenant-defining process.

Deputy City Attorney von Tongeln presented an update on the status of the Post Office. She stated that the City must submit a letter requesting that they become the covenant holder. Deputy City Attorney von Tongeln asked the Commission for comments regarding the covenant.

Chair Shari suggested that this item be continued until the Commission receives a copy of the preliminary assessment. Commissioner Lehrer suggested that the Commission review the list of character-defining features to ensure that they are addressed; she identified features, such as the exterior decorative reliefs, lettering, and interior terrazzo, that should be identified in the report. Commissioner Bach stated that the Commission must ascertain original site features. She stated that the plaque on the side of the building is significant. Chair Shari stated that only the significant character-defining features should be identified so that restoring and adapting the historic building is not daunting to a future owner.

Members of the Commission asked staff how the covenant affects the preservation of the building, the timing of the covenant process, and the identification of a contact at the Post Office.

Commissioner Berley made a motion to continue this item until the July 8, 2013 meeting and asked that a comprehensive list of character-defining features of the building be provided. Commissioner Bach seconded the motion. The motion was approved by voice vote, with all attending members present.

10-E. Discussion on establishing a protocol for receiving periodic updates from appropriate staff on the maintenance and upkeep of Palisades Park, a designated City Landmark.

Mr. Albright reported that any maintenance report that is already produced could be forwarded to the Commission.

Commissioner Lehrer suggested that Planning staff be the interface with the Public Landscape staff and the Commission. She stated that the information that the Commission is requesting is as follows: [1] a Master Plan for landscape features of Palisades Park; [2] an annual work program; and [3] opinions about ageing elements of the landscape, which will require intervention at some point. Commissioner Berley suggested that Public Landscape staff could provide a brief outline each quarter of the work that was done and the work that is scheduled to be done; he asked the following questions: [1] who is responsible for maintenance of the park; [2] how repairs are monitored; and [3] who determines that the work that is going to be undertaken is appropriately done. Commissioner Bach stated that the Commission should use information that staff is already generating. She expressed concerns about built pieces in the park. Commissioner Genser asked staff if the Recreation and Parks receive a maintenance report.

10-F. 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 Lehrer attended a community meeting regarding the Downtown Specific Plan and suggested that the Third Street Promenade could be designated as a conservation district area.

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

Mr. Albright reported activities at the Quonset hut, 225 Santa Monica Boulevard, 315 Tenth Street, and 1254 Nineteenth Street. Staff did not approve Certificates of Appropriateness for the Embassy Hotel within the last month.

The following members of the public addressed the Commission: Laura Wilson. Ms. Wilson advised the Commission of inconsistencies on the Certificate of Appropriateness that was discussed for the Embassy Hotel during the last meeting.

Commissioner Berley asked Mr. Albright about the permitting process. Mr. Albright stated that the courtyard was noted as a character-defining feature on

the Statement of Official Action for the landmark designation of the Embassy Hotel, but the parcel was not noted as a landmark parcel.

- 10-H. 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 there was nothing to report.

- 10-I. 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 presented a report on the enhancement to the blue trim of the Loeff Hippodrome, the Phase IV project, the public workshop for the Pier bridge (Commissioner Genser distributed literature about the workshop), the extension of the Santa Monica Pier Corporation board, the possible formation of a district around the Pier, and the restriction of temporary items around the Pier.

Commissioner Fresco asked questions regarding the car ramp on the proposed Pier bridge. She added that there are old buildings in the area and the Commission should be giving these buildings more attention.

Commissioner Lehrer announced that she is unable to attend the public workshop for the Pier bridge; Chair Shari volunteered to attend.

- 10-J. Commission recognition of Commissioner Fresco.

Members of the Commission made comments on the contributions that Commissioner Fresco made to the Commission.

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

11. WRITTEN COMMUNICATIONS: None

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

The Commission asked staff to agendize the following discussion items: [1] the purview of staff to approve Certificates of Appropriateness; [2] the Brown Act and how it impacts Commissioners attendance at public meetings; [3] the creation of a 1940s or 1950s context statement; [4] 101 Santa Monica Boulevard; [5] stairs on 710 Wilshire Boulevard; [6] ordinance revisions that could be recommended to the City Council; [7] clock in City Council chambers; [8] update on 2501

Second Street; [9] update on 423 Ocean Avenue; [10] update on 954 Fifth Street; [11] update on budgeting process; [12] Chain Reaction repair proposals. Commissioner Berley suggested that the July 8, 2013 begin earlier than 7:00 pm if the agenda is too long.

13. **NEXT MEETING DATE AND COMMISSION AGENDA:** Meeting of the Landmarks Commission: 7:00 PM Monday, July 8, 2013; Council Chambers, City Hall, 1685 Main Street.
14. **ADJOURNMENT:** Chair Shari made a motion to adjourn the meeting at 10:44 pm on Monday, June 10, 2013. Commissioner Genser seconded the motion. The motion was unanimously approved by voice vote, with all attending members present.

ATTEST:



Scott Albright
Commission Secretary

APPROVE:



Ruth Shari
Chair