



Architectural Review Board Report

Architectural Review Board Meeting: June 4, 2018

Agenda Item: 8-A

To: Architectural Review Board
From: Grace Page, Senior Planner
CC: Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner

Subject: Preliminary Review of the design, colors, materials, and landscape plans for the construction of a three-story mixed-use building comprised of ground floor retail/restaurant space and 50 residential units over two levels of subterranean parking located within the MUBL (Mixed Use Boulevard Low) District.

Address: 2822 Santa Monica Boulevard
Applicant: Yale SM Investors, LLC

Recommended Action

It is recommended that the Architectural Review Board review the project design and provide feedback for the applicant team's consideration for incorporation in the project prior to Planning Commission review.

Executive Summary

The proposal is a three-story, mixed-use development with two levels of subterranean parking located on the southwest corner of Santa Monica Boulevard and Yale Street. The proposed design concept has a plane of perforated metal of wall screen punctuated with openings for deep recessed balconies at the upper residential floors. The upper level massing is separated by a large patio and landscaping at the center of the façade along the boulevard and also open to the project's central courtyard space. The ground floor level is dedicated to commercial tenants, residential amenities, with utility and parking access along the alley. The project design expresses a clear concept in with an innovative design and use of materials. The alley elevation incorporates landscaping and is setback with a daylight plane from the adjacent residential parcel (place of worship).

Project / Site Information

The project is on the southwest corner of Santa Monica Boulevard and Yale Street with surrounding uses that include commercial retail, office/medical office, and hotel. Recent projects in the vicinity include a three-story mixed-use project at 3008 Santa Monica Boulevard which is under construction. A pending application for a mixed-use project at 2901 Santa Monica Boulevard is under review.

The following table provides a brief summary of the project data:

Zoning District / Design Guidelines:	MUBL, Mixed Use Boulevard Low
Parcel Area (SF):	28,487 SF
Parcel Dimensions:	Approximately 146' W x 195' D
Existing On-Site Improvements (Year Built):	Single-story multi-tenant retail with surface parking (1979)
Project height / area / FAR	36' / 49,687 SF / 1.74
Open Space	Private balconies = 3,634 SF Ground floor courtyard = 1426 SF Second floor open area = 1,494 SF Roof deck level = 400 SF
Unit Mix / Affordable Housing	6 studio units 24 one bedroom units (2 affordable) 12 two bedroom units (2 affordable) <u>8 three bedroom units</u> 50 units TOTAL
Adjacent Zoning & Use:	North: MUBL, three-story office, UCLA Health East: MUBL, single-story restaurant, Googie's Cafe South: R2, one and two-story place of worship/school West: MUBL, two-story commercial, multi-tenant

Analysis

Building Design/Architectural Concept

The proposed mixed-use development is a contemporary design with a clear concept and activated ground floor and reinforces the formation of the street wall along the south side of Santa Monica Boulevard. At the second and third floors, the building design incorporates a perforated metal screen wall that provides a varied and layered effect in front of deep recessed balconies highlighted in bright colors. The upper level massing is broken by the opening to the second floor courtyard, as well as a vertical recess at the Yale Street elevation at revealing the open circulation. The building corner at the intersection features a two-story corner window, revealing dimensionality of the screen and highlighting the corner.

Site Design

The proposed building is located on a corner parcel with a building footprint that has a central courtyard space at the second level providing access to light and air at the center of the site, and is open to Santa Monica Boulevard. The commercial space wraps around Yale Street. The residential lobby and amenities are situated toward the south end of Yale Street for an appropriate transition into the residentially zoned parcels.

The ground floor storefront and entries into the project are designed to activate both Santa Monica Boulevard and Yale Street. Approximately 77 feet of the ground floor is recessed 12-feet from the property line, providing an opportunity to incorporate outdoor seating.

The building columns are positioned along the street frontages with an exaggerated angle at the street intersection. The columns appear to separate the property from the Public Right of Way. The Board may wish to consider the how the column location and design interacts with the pedestrian realm.

The site provides for open space in a variety of spaces. A central courtyard space, second floor open area, roof deck level, and private patio spaces provide a total area of 6,954 square feet of open space.

Landscaping Design

The preliminary plans envision a planter and vertical planting (bamboo) to soften the street wall at the center of the Santa Monica Boulevard façade that is aligned with the upper level patio. The Board may wish to consider whether an approach that provides more transparency would be beneficial. Planter areas are identified in the central courtyard and upper level open spaces. The project also incorporates landscaping along the alley entrance and near the electrical room. Specific information of the planting material has yet to be provided, so the Board may wish to focus on the landscape design concept, placement and configuration of the planters, and resulting quality of the open spaces.

Proposed Materials

DESIGN ELEMENTS	PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR
Façade	Boardform concrete, vertical, 2' x 6' Steel trowel stucco, smooth (white, gray, orange, and green) Metal panel, perforated/corrugated, (white, Kynar finish) Metal panel, solid corrugated, (white, Kynar finish) Metal panel, flat (medium bronze, Kynar finish) CMU block, stack bond (grey)
Windows	Aluminum, anodized frames (bronze) + insulated glass (clear)
Refuse Screening	Trash and recycle room provided
Railings	Metal picket guardrail

Potential Impact on Historic Resources

The subject property is not listed on the City’s Historic Resources Inventory.

DISCUSSION

Staff suggests that the Board may wish to consider the following:

- Is the project appropriate in the MUBL context along Santa Monica?
- Is the architectural concept sufficiently expressed around the building?
- Is the overall configuration appropriate to the project site and surrounding context?
- Is the landscape design concept strong, appropriate and complementary to the building design?

- Does the placement and configuration of the planters reinforce the landscape concept and result in high quality open space and pedestrian orientation?
- Is the mass and scale appropriate?
- What areas of the project require further design study?
- Is the column arrangement appropriate for the overall design and sidewalk?
- Do materials and details enhance the overall concept and represent a high quality project?

Attachments: Applicant's Submittal Material

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