



Architectural Review Board Report

Architectural Review Board Meeting: September 17, 2018

Agenda Item: 8.7

To: Architectural Review Board
From: Ross Fehrman, Assistant Planner
CC: James Combs, Associate Planner, ARB Liaison
Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner
Subject: 18ARB-0221 to approve the design, colors, materials, and landscape plans for the construction of a new two story, eight-unit 100% affordable residential development.

Address: 1342 Berkeley Street
Applicant: Tara Barauskas

Recommended Action

It is recommended that the Architectural Review Board approve application 18ARB-0221 based upon the findings and subject to the conditions contained within this report.

Executive Summary

The proposal is for a new two-story, eight-unit, 100% affordable housing project with three at grade parking spaces at the rear of the property accessed from the alley. A community room and kitchen, laundry facility, and office space will also be provided onsite.

Project / Site Information

The subject site is located on Berkeley Street adjacent to commercial development along Wilshire Boulevard. The site is currently developed as a vacant paved lot and is surrounded by multi-family buildings of varying styles, densities, and heights.

The following table provides a brief summary of project data:

Zoning District:	R2 (Low Density Residential)
Parcel Area (SF):	7,854 SF
Parcel Dimensions:	48' x 162'
Existing On-Site Improvements	Vacant paved lot
Historic Resource Inventory Status	N/A
CEQA	Exempt pursuant to Section 15061 (b)(3)

Adjacent Zoning & Use:	North R2 – Two-story multi-family South MUBL - Four-story multi-family East R2 – Two-story multi-family West R2 – Two-story multi-family
------------------------	---

Analysis

Site Design

Proposed is an eight-unit affordable housing development that is divided into three, two-story buildings with three at grade parking spaces at the rear of the property accessed from the alley. Amenities, such as a community room, communal kitchen, laundry facility, and office space, are being provided on the ground floor. Private open space has been provided for seven of the eight units in the form of upper-story balconies and common open space is provided between the structures and at the front of the property.

Landscape Design

Landscape is proposed within the front and side setbacks, as well as between the three structures and on the upper-story balconies. The landscaping is generally more robust within the front setback and along the south side setback to provide a buffer between the street, side alley, and Wilshire commercial corridor. The proposed palette identifies a variety of plant species from grasses and hedges to succulents and edibles. Five Arbutus Unedos (Strawberry Trees) are proposed within the front and south side setback to provide additional height to the palette. The arrangement of plants within each planting area is attractive for it layered design and color/texture composition.

Building Design/Architectural Concept

The proposed is a contemporary development with a simple design idea of solids and voids that is achieved through a series of modulated volumes and angular planes. While this concept is enhanced by breaking the development into three structures, it is articulated primarily on the second story where massing has been significantly reduced. Additionally, the angular roof of the community room brings visual interest and strengthens the contemporary design by breaking up the rectilinear shapes of the main façade.

Mass and Scale

Proposed is comprised of three, two-story structures that are defined by modulated volumes. This modulation is largely achieved by the significant reduction in massing on the second story that provides a sense of separate volumes with a series of solid and void in plan and section. The reduction in second floor massing is a key component that accentuates the overall architectural design concept of solid and void and brings a three dimensional quality to the design. The design concept, coupled with a modest scale of 22' in height, brings a thoughtfulness to the design that is sensitive to the neighborhood context.

Design, Details and Materials

The contemporary building will be finished with a uniform material and simple color palette. The façade will be clad with corrugated metal panels that will be punctured by aluminum windows. Color will be introduced at the windows, doors, and awnings to add visual interest. A unique feature of the design will be the angular polycarbonate roof with metal frame over the community room that will be encased in glazing on the sides. This will add a lightness to the mostly solid design. A lighting plan has been provided showing exterior wall sconces and path lighting in appropriate locations. The proposed lighting design is minimal and appropriate to the building's design. The material palette and color scheme while simple, are high quality and complement the building design. The Board may wish to consider conditioning the corrugated metal panel siding to be painted with varying tones of grey as this would reinforce the design concept and distinguish the separate structures and volumes from one another.

DESIGN ELEMENTS	PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR
Façade	Corrugated metal panels painted slate grey
Windows	Aluminum frame - painted
Roof	Flat
Mechanical Screening	Screened by roof parapet
Refuse Screening	4' metal fence
Lighting	LED exterior wall scones and path lights
Canopy/Awning/ Trellis	Polycarbonate panels with metal frame

Impact on Historic Resources

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

Code Compliance

This application has been preliminarily reviewed for compliance with the base district's development standards which address aspects of the plan that could result in significant changes to the project's design. A complete code-compliance review will not occur until the application is submitted for plan check. Any significant changes to the design subsequent to any ARB approval will require Board approval.

CEQA Status

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) in that it can be seen with certainty that the proposed project does not have the potential for causing a significant effect on the environment in that the project involves the review of design-related issues associated with the proposed structure(s) in terms of general architectural design, proposed materials, colors, mechanical screening and/or landscape plans.

Summary

The proposed contemporary development incorporates modulated forms and modern finishes that create shade, shadow, and recesses to enhance the overall design and function of the site. The project incorporates simple, but high quality materials that

reinforce the design concept and sensitive to the existing neighborhood context in regards to massing and scale. The proposed landscape palette is drought tolerant and is composed in a layered dynamic design.

FINDINGS:

- A. The plan for the proposed building or structure is expressive of good taste, good design, and in general contributes to the image of Santa Monica as a place of beauty, creativity and individuality in that the proposed contemporary building expresses a clear architectural idea and adds to the eclectic design found in the immediate neighborhood. The landscape design incorporates a diverse drought tolerant plant palette that complements the building design, provides buffer and enhance the entry experience.
- B. The proposed building or structure is not of inferior quality such as to cause the nature of the local neighborhood or environment to materially depreciate in appearance and value in that high quality material such as corrugated metal panels and aluminum windows are proposed and as specified in the application submittal and presented to the Architectural Review Board will be used.
- C. The proposed design of the building or structure is compatible with developments on land in the general area in that the perceived mass and scale are addressed through various design techniques, including use of materials and building form. The proposed design is compatible with surrounding context as other contemporary buildings exist in the neighborhood.
- D. The proposed development conforms to the effective guidelines and standards adopted pursuant to Chapter 9.55 – *Architectural Review Board*, and all other applicable ordinances insofar as the location and appearance of the buildings and structures are involved. Specifically, the location and appearance of the buildings and structures comply with required findings set forth in Chapter 9.55, as documented by the Architectural Review Board, and as conditioned, the plans will fully comply with all applicable regulations prior to the issuance of a building permit.

CONDITIONS:

- 1. Consider painting the corrugated metal panel siding with varying tones of grey to reinforce the design concept and distinguish the separate structures and volumes from one another.
- 2. This approval shall expire when the administrative or discretionary entitlements, not including any Subdivision Map approvals, previously granted for the project have lapsed. If no such entitlements have been granted, this approval shall expire 24 months from its effective date, or 30 months if in the Coastal Zone unless appealed.

3. Prior to the issuance of a building permit, the applicant shall demonstrate landscape and irrigation plan compliance with the City's Green Building Ordinance standards (SMMC 8.108) subject to staff approval. Modifications to the landscape plan that effect less than 150 square feet of area may be reviewed and approved by the Staff Liaison to the Board.
4. Prior to the issuance of a building permit a hydrozone matrix shall be included in the landscape and irrigation plans that describes for each hydrozone the following: the square footage, percentage of total landscaped area, plant type and plant form, hydrozone basis, hydrozone description, exposure or micro-climate, irrigation method, irrigation devices (including manufacturer, make and model), zone pressure, precipitation rates, zone gallons per minute and controller station numbers.
5. Prior to the issuance of a building permit, the applicant shall demonstrate that the plans comply with all applicable provisions of the Zoning Ordinance. Significant changes to a project's design shall require review and approval of the Architectural Review Board. Minor changes may be approved administratively pursuant to all applicable guidelines.

The Architectural Review Board's approval, conditions of approval, or denial of this application may be appealed to the Planning Commission if the appeal is filed with the Zoning Administrator within ten consecutive days following the date of the Architectural Review Board's determination in the manner provided in SMMC9.61.100.

Attachments

- A. Applicant's Submittal Material

F:\CityPlanning\Share\ARB\STFRPT\SR18\18ARB-0221 (1342 Berkeley St) 8-unit affordable housing.docx