



Architectural Review Board Report

Architectural Review Board Meeting: November 5, 2018

Agenda Item: 8.4

To: Architectural Review Board
From: Grace Page, Senior Planner
CC: Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner
Subject: 18ARB-0416 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.
Address: 2822 Santa Monica Boulevard
Applicant: Yale SM Investors LLC

Recommended Action

It is recommended that the Architectural Review Board approve application 18ARB-0416 based upon the findings and subject to the conditions contained within this report.

Executive Summary

Proposed 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 project design expresses a clear concept with an innovative design and use of materials resulting in a strong contemporary mixed-use development. The ground floor level is designed for activated commercial tenants and the residential amenities are well appointed spaces with thoughtful landscaping.

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 also in entitlement 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, Google's Cafe South: R2, one and two-story place of worship/school West: MUBL, two-story commercial, multi-tenant

Background

Preliminary Design Review

As a Development Review Permit application, the proposed project was presented to the Architectural Review Board (ARB) for a preliminary conceptual review pursuant to Section 9.40.040 of the Zoning Ordinance. The mixed-use commercial and residential project received preliminary design comments from the Architectural Review Board on June 4, 2018. The ARB expressed support for the design concept and noted that the metal façade details, lighting (building appearance in the evening), and landscape plans required further development.

Planning Commission

On August 15, 2018, the Planning Commission conducted its hearing to consider the Development Review Permit for the mixed-use project. The staff report presented at the hearing included a recommendation to support the proposed massing, scale, and project amenities. The Commissioners had a positive response to the project design, massing, and scale, and voted unanimously to approve the Development Review Permit with the following conditions that the Architectural Review Board pay particular attention to:

- Opportunities to vary perceived height and building volumes without compromising project's architectural concept;
- Improve pedestrian orientation on Santa Monica Blvd for the portion of building at the center walkway;
- Explore moving the stairwell back at western end of front elevation to improve ground-floor pedestrian orientation between stairwell and planter and;
- Attachment and finishes of the metal screening such that it is functional.

In response to the conditions, the applicant explored height variations however adjustments to the floor heights did not result in a visible variation of the building form or

heights. At the street frontage along Santa Monica Boulevard, a solid wall plane and linear planter of bamboo plants were modified to include an additional storefront window and two smaller groupings of bamboo for improved pedestrian orientation and scale. The stairwell at the west end of the Santa Monica Boulevard frontage was pushed approximately 1'-0" from the property line. The metal screen façade system was further developed and detailed on Sheet G800 of the plan submittal. Each of the Planning Commission conditions were considered and refined for the ARB review.

Analysis

Building Design/Architectural Concept

The proposed mixed-use development is a contemporary design with an activated ground floor that 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 layered effect with perforated panels 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. The contemporary round white columns are positioned along the street frontages with an exaggerated angle at the street intersection for a striking composition. The base of the angled columns are paired with planters intended to provide sight detection compliance with ADA standards.

Site Design

The proposed building is located on a corner parcel with a building footprint that has a central courtyard space providing access to light and air at the center of the site and second floor outdoor space that is open to Santa Monica Boulevard. The commercial space wraps around to Yale Street. The residential lobby and amenities are situated toward the south end of Yale Street for an appropriate transition to 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 areas. The contemporary round white columns are positioned along the street frontages with an exaggerated angle at the street intersection.

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. The common area open spaces serve as outdoor rooms and are enhanced with landscaping.

Landscape & Lighting Design

The landscape design is thoughtfully integrated in the building design. The landscape softens the site perimeter and also creates a sense of place in the courtyard and roof level areas. The project's upper level courtyard is framed with two groupings of bamboo (*Bambusa multiplex* 'Alphonse Karr') highlighting the break in massing on Santa Monica Boulevard. In order to maintain transparency and views into the ground floor commercial

spaces, the transition from the sidewalk to the building is softened with low growing *Carex divulsa* (European Sedge). Planter areas in the central courtyard and upper level open spaces are planted with a mix of colorful low grasses and shrubs. A large green wall featuring red trumpet vines (*Distictis buccinatoria*) faces the interior courtyard and extends up the elevator wall for lush vertical element. The roof level features an outdoor amenity space for residents with seating, outdoor grills, and recreation areas amongst large planters and ten *Arbutus marina* (Strawberry Tree) trees. The project also incorporates landscaping (*Carex divulsa*) along the alley.

Contemporary lighting fixtures are utilized throughout the project site and are integrated within the landscape and amenity spaces such as accent lighting in planters, underbench fixtures, and festoon lighting. Simple wall sconces are located on the private patios and the ground floor columns are accented with the in-grade accent upright fixture and concealed cove light.

Mass and Scale

Building mass and modulation are significant to this project as it is in direct correlation to the design concept of solid and void. While a large amount of the mass and scale has been reduced by the recessed ground floor façade, pronounced glazing, the courtyard opening onto Santa Monica Boulevard, recessed balconies and exposed windows at the northeast corner of further reduce the perceived mass in relation to what can be seen from the Public Right-Of-Way.

The building complies with Zoning Code requirements for a rear yard setback and a diagonal plane from the property line that maintains light and air to the adjacent residential property. Consistency with these standards assures compatibility of massing and scale with this residential district.

Design, Details and Materials

The proposed materials for the Contemporary project design include the use of a perforated metal screen and accent color to provide a three dimension layered design. Quality metal finishes, anodized aluminum frames, and poured in place concrete will be used for the project.

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 +/- perforated metal panel

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 project is a Contemporary three story mixed use development designed with a textured corrugated and perforated materials plane accented with color. The materials work together to create a layered approach, reducing the perceived mass and scale along all elevations, critical on this site with substantial street frontage along Santa Monica Boulevard. The corrugated and perforated metal panel surfaces and column components at the street provide a quality architectural expression. If the Board elects to approve the project with conditions, the following findings may be used.

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 design is an attractive pedestrian oriented project with a strong design concept and appropriate massing. The proposed design is done so in a manner that is sensitive to the residential context of the properties north of the project site with its setback, daylight plane, and articulated building form.
- 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 Kynar finish metal panels, steel trowel stucco, and steel columns, as detailed in the application submittal and as 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 the proposed building massing and volumes are consistent with the context of two and three story structures in the project area. Furthermore, the project design promotes an activated street frontage with upper level housing, which is appropriate and consistent with the goals and policies of

the zoning district and Santa Monica Boulevard Goals and Policies of the Land Use & Circulation Element.

- 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. A detailed planting plan depicting plant type, size, and quantity for the planters shall be provided to ensure proper soil depth and irrigation/drainage, including but not limited to the green wall and hanging planter components. Such details/plans shall be submitted and approved by ARB Staff prior to issuance of a building permit.
2. A photometric plan shall be provided for review and approval by staff prior to submittal for plan check.
3. All details including windows, doors, roof top screening, metal and glass corners, columns, soffits, and other unique conditions shall be provided to ARB staff for review and approval prior to the issuance of building permit to ensure high quality details for proper implementation.
4. A comprehensive sign program shall be submitted and approved by the ARB prior to the issuance of a building permit.
5. 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.
6. 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 20% of the total landscape area may be reviewed and approved by the Staff Liaison to the Board.
7. 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.

8. 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.
9. No building permit shall be issued for the project until the developer complies with the requirements of the Santa Monica Municipal Code with respect to applicable fees. No building permit shall be issued for the project until the developer complies with the requirements of Part 9.30.040 of the Santa Monica Municipal Code, Private Developer Cultural Arts Requirement.

If the developer elects to comply with these requirements by providing on-site public art work or cultural facilities, no final City approval shall be granted until such time as the Director of the Community and Cultural Services Department issues a notice of compliance in accordance with Part 9.30.050

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 SMMC 9.61.100.

Attachments

- A. Applicant's Submittal Material

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