



Architectural Review Board Report

Architectural Review Board Meeting: January 21, 2020

Agenda Item: 7.1

To: Architectural Review Board
From: Grace Page, Senior Planner
CC: James Combs, Associate Planner, ARB Liaison
Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner
Subject: 19ARB-0193 to approve the design, colors, materials and landscape plans for the construction of new five-story mixed-use building with 63 residential units and approximately 1000 square feet of ground floor commercial space.

The application was reviewed on August 5, 2019 and November 18, 2019

Address: 1707 Cloverfield Boulevard
Applicant: Extra Space Santa Monica, LLC

Recommended Action

It is recommended that the Architectural Review Board approve application 19ARB-0193 based upon the findings and subject to the conditions contained within this report.

Executive Summary

The proposal is a five-story, mixed-use development on the rear half of a triangular shaped parcel located on the southeast corner of Cloverfield Boulevard and Olympic Boulevard. The project design has an articulated footprint reflecting the triangular lot and building form at the east end of the site. The upper level massing is segmented by a series of recesses along both sides of the property with vertical landscaping to screen and buffer the residential levels from the adjacent Expo Line. The podium level provides a 1000 SF ground floor retail space, residential lobby, at-grade parking for vehicles and bicycles and support room areas. The contemporary project design incorporates sound mitigating windows along the Expo line and integrates an industrial/rail inspired aesthetic with the use of corten steel and corrugated metal panels, and a rail tie storefront.

The subject request was previously presented to the Architectural Review Board on August 3, 2019 and November 18, 2019. The ARB was supportive of the project's massing and provided specific design direction regarding the balcony railing design, façade materials, lighting information, and plan consistency. The applicant has revised the submittal to address the Board's comments as summarized below:

Board Comments and Applicant Responses

- *Too many materials are proposed, consider a more continuous material on each form.*

The material selection has been reduced to corrugated metal panel and corten metal panels above the board formed concrete podium level. The balcony railing has been simplified and the burnished wood planks have been eliminated for a more cohesive façade and material palette.

- *The corten steel railing is not appropriate, appears fussy, and will become a hot element for balcony space.*

The railing design has been revised with a metal mesh steel railing with a light gray Kynar paint as detailed on Sheet A-4.05. This design allows for a lighter and compatible aesthetic.

- *Coordinate the landscape plans with the architectural sheets, particularly at the ground floor.*

The applicant's submittal landscape plans have been updated. The project's footprint occupies much of the site with planting predominantly proposed on the podium and upper levels of the project. The perimeter of the project includes Timber Bamboo and Star Jasmine along the northern edge of the site. Bougainvillea plants are located on the southern side of the property to allow proper sun exposure. The proposed trees are in the Public Right-of-Way and subject to the City's Public Works & Urban Forestry review and approval.

- *Provide a lighting plan*

The project provides exterior at-grade fixtures that include tree uprights and bollard lights. Shared outdoor deck spaces include path lighting and uprights in the planting areas. The location and quantity of light fixtures are depicted on Sheets LP1 – LP4. Private balcony areas include recessed LED light fixtures as noted on the elevations (A-4.01 and A-4.02) and elevation features (Sheet A-4.04).



Renderings, November 18, 2019



Revised Renderings, January 21, 2020



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 Planning Commission determined that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 21155.1 of the CEQA Guidelines, which exempts a special class of Transit Priority Projects (TPP) determined to be a Sustainable Communities Project (SCP) by the local jurisdiction. The proposed project meets all necessary requirements set forth in Section 21155.1 as a Sustainable Communities Project and, therefore, is exempt from CEQA.

Summary

The proposed five-story, 63-unit mixed use development is contemporary in its design and utilizes quality materials and finishes that are reflective of the industrial and rail inspired design of the Bergamot neighborhood/area. The applicant has been responsive to August and November ARB comments and have resulted in an improved design. Staff supports the revised project and recommends approval of the mixed-use building design and landscaping.

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 design is original and suited to its unique site and reflects the character of the Bergamot area.

- 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 board formed concrete walls, corten steel panels, Kynar painted railings, and laminated glass windows 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 in that the project massing complements the existing two-story storage facility on the premises and is similar to neighboring developments with relatable footprints and massing. Additionally, the design is in keeping with the industrial and rail-inspired aesthetic with prominent facades featuring board formed concrete, metal (corten and corrugated) panels, and a railroad tie storefront design.
- 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. Prior to plan check submittal, the applicant shall provide details of exterior façade material transitions (at corners, under balconies, etc) and other typical and unique details subject to staff review and approval.
- 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 revise project drawings or provide additional and/or supplemental drawings and/or details to provide details of the proposed cable system to maximize wall coverage in noted planted wall surfaces subject to staff review and approval.
- 4. 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.

5. 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.
6. 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.
7. 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 (January 21, 2020)
- B. November 18, 2019 Staff Report
- C. Applicant's Submittal Material (November 18, 2019)

F:\CityPlanning\Share\ARB\STFRPT\SR19\19ARB-0193 (1707 Cloverfield BDCM LS III).docx