



Architectural Review Board Report

Architectural Review Board Meeting: November 18, 2019

Agenda Item: 7.4

To: Architectural Review Board
From: Grace Page, Senior Planner
CC: Russell Bunim, AICP, 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 last reviewed on August 5, 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 metal panels, rail tie storefront, and burnished wood planks.

The subject request was previously presented to the Architectural Review Board on August 5, 2019. The ARB expressed general support for the project and requested limited refinements. The project has been revised to address the Board's concerns and has been improved.

Board Comments and Applicant Responses:

- *Reconsider the height and design of the wall at the base of the building and how its appearance connects with the city.*

The wall at the base includes four separate openings for more permeability facing the Expo Line. Sheet T1.02 provides a perspective drawing of the openings and Sheet A-2.03 provides a plan view of the ground floor wall openings adjacent to the Expo Line. A green screen system will be provided along wall surfaces in a manner that allows vines planted on top of the podium to cascade onto the wall. This approach is applied to the existing storage facility building and successfully executed on the project site. Images of the cascading planting is provided on Sheet A-4.03 for reference. The added openings and green walls result in a podium level that is both permeable and softened by landscaping.

- *Provide additional information on the windows being used on the project.*

Window arrangements have been simplified with fewer window types. The location of clear laminated glass was further defined along north elevation. The exact location of laminated glass will be based on acoustical studies which have yet to be completed. Additionally, the elevation drawings have been updated to indicate the general operability of the windows.

- *Reconsider the use of bamboo adjacent to the units*

The applicant has expressed that the planting goal is to create a private public screen and not intended to close areas off which can be achieved with the “Alphonse Karr” Bamboo as shown. The landscaping approach is to enhance the green base of the residential levels of the building.

- *Strengthen the design concept and visual cohesiveness*

In addition to the window and podium level revisions, the applicant has simplified the material interface and revisited the balcony design with an intricate cut corten panel that related to the corten siding and weaves visual interest against the lighter corrugated metal façade throughout the elevations. The refinements are relatable to the existing (to remain) two-story storage building on the property but uniquely distinguishable in appearance.

- *Consider a shading element for the roof deck spaces*

Shade structures are permitted height projections (up to 10' above height limit) and have been added to both roof deck levels. The shade structures are depicted on the elevation drawings and detailed on the page following Sheet LP-5.

Based on the revised plans and as conditioned, staff supports the revised project and recommends approval of the mixed-use building design and landscaping.

Impact on Historic Resources

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

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.

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.

Summary

The proposed modifications have addressed the ARB's comments by providing additional permeability and softening at the podium level, adding shade structures to the roof deck spaces, and strengthening the cohesiveness of the design concept. As modified the simplified fenestration and material transitions enhance the building design for the mixed-use development.

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, Shu Sugi Ban planks, 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 metal (corten and corrugated) and 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 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.
6. 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
- B. August 5, 2019 Minutes
- C. August 5, 2019 Staff Report

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