



# Architectural Review Board Report

Architectural Review Board Meeting: January 21, 2019

Agenda Item: 7.2

To: Architectural Review Board  
From: James Combs, Associate Planner  
Cc: Stephanie Reich, AIA, LEED AP, Design & Historic Preservation Planner  
Subject: 19ARB-0515 to review building design, colors, and materials for a new two-story duplex behind an existing duplex.  
Address: 2409 28<sup>th</sup> Street  
Applicant: Kevin Daly Architects

## Recommended Action

It is recommended that the Architectural Review Board approve application 19ARB-0515 based upon the findings and subject to the conditions contained within this report.

## Executive Summary

Proposed is a 1,859 SF two-story duplex behind an existing one-story duplex. The front building will not be modified as part of this request. Landscape throughout the site will be updated. The proposed rear unit is a contemporary design with modern finishes that differentiates it from the existing vernacular building. The proposed contemporary design is significantly set back from the street, behind and separate from the existing dwelling.

Staff recommends approval of the proposed design, colors, and materials for the proposed addition with conditions and findings contained in this report.

## Background

The parcel was originally developed in 1937 with the existing one-story duplex. No permits have been reviewed by the Architectural Review Board to modify the property and it is not listed on the Historic Resources Inventory (HRI).

## Project / Site Information

The mid-block property is located within the R2 zoning district along 28<sup>th</sup> Street, north of Pearl Street. The parcel is surrounded to the north, south, and west with multi-unit dwellings. Immediately east of the subject property is an R1 single-unit residential district developed with single-unit dwellings.

The following table provides a brief summary of project data:

Zoning District / Design Guidelines:	R2 (Low Density Residential) District
Parcel Area (SF):	9,000 SF
Parcel Dimensions:	150' x 60'

Existing On-Site Improvements (Year Built):	Unit 1&2 (1937)
Historic Resources Inventory Status	The existing building is not listed on the HRI
CEQA	Exempt pursuant to Section 15061 (b)(3)
Adjacent Zoning & Use:	<b>North:</b> R2 – Low Density Residential <b>South:</b> R2 – Low Density Residential <b>East:</b> R1 – Single-Unit Residential <b>West:</b> R2 – Low Density Residential

## Analysis

### Site and Landscape Design

The site is developed with a one-story duplex and a detached two-car garage at the rear with a driveway on 28<sup>th</sup> Street. The proposal maintains the existing two car garage and provides two new tuck-under stalls accessed by the existing driveway. The front door of the proposed units will open onto the covered parking stalls. Access to the street will be from the existing driveway. The space between the two structures, as well as a 15'-0" setback area to the rear will serve as common open space.

The existing rear lawn will be largely displaced by the proposed duplex and circulation for the proposed parking. The majority of the circulation area will incorporate "Checker Block Turf Block" planted with Muellers Fescue (*Festuca muelleri*) able to support vehicle circulation. The north and east property line will be planted with Purple Hopseed Bush (*Dodonaea viscosa*) and Large Cape Rush (*Chondropetalum elephantinum*) respectively. Other shrubs, grasses, and flowers including Little Ollie, Dwarf Coast Rosemary and Dune Sedge will be spread throughout the yard to soften building edges and add varied heights and colors. The proposed landscape area appears to meet, but is close to the minimum landscape requirements. A condition of approval has been included allowing for slight increases in landscape area that may exceed 150 SF in the event changes are required during building permit plan check.

The proposed drought tolerant landscape provides privacy, shade and a variety of heights ranging from groundcovers to trees. The landscape is appropriate for the site and for the surrounding neighborhood.

### Building Design/Architectural Concept

The proposed two-story contemporary building will be separate from the existing units on the lot by 7'-8". The design concept is a two story box with space carved out for a 2<sup>nd</sup> floor deck and ground level parking. The proposal is a simple, modern design with a minimal footprint maximizing exterior space by cantilevering a portion of the second floor. Additional outdoor space is provided by a generous 2<sup>nd</sup> floor balcony. A light shaft provides light through the second level balcony. The new unit will be primarily clad in corrugated metal panel. The second floor balcony is expressed as a space carved out of the metal "box" with a smooth stucco surface. The simplicity and reserved use of materials on the new contemporary building complements the existing vernacular building while remaining distinct. Overall the proposed building is appropriate for the neighborhood.

### Mass and Scale

The proposed building is set back significantly from the front property line reducing any impact the two story building may have from the street.

The mass and scale has been adequately addressed and is appropriate for the neighborhood where lots are primarily developed with single-story multi-unit apartment buildings.

Design, Details and Materials

The contemporary finishes including the aluminum windows, smooth stucco, corrugated metal panel, and galvanized steel tube and wire guardrails are appropriate to the proposed design and complement the existing vernacular building. The varied materials are most prominently used on the north elevation to highlight the cut in the “box” which makes up the second floor deck. Casement, awning, and fixed aluminum windows in a clear anodized finish are proposed throughout the new building. The fenestration, proportion, and alignment of the proposed windows are generally appropriate on all elevations. The clean details provided in the plans will be essential to implement the proposed simple design.

The material palette and color scheme are high quality and complement the building design.

<b>DESIGN ELEMENTS</b>	<b>PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR</b>
Façade	Corrugated metal with PVDF Finish. Smooth Trowel Stucco in Silver Grey
Windows	Aluminum windows (Color: clear anodized). Casement, awning, and fixed.
Doors	Aluminum and glass doors.
Roof	Flat roof.
Lighting	Wall Sconces.
Fencing	Existing wood fence with hedges.

Impact on Historic Resources

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

**Code Compliance**

This application has only 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 new second unit behind an existing single-story vernacular duplex building. The proposal achieves a sensible mass and scale to the existing building with a large space carved out for a second floor deck, varied materials, and in placement of the new building back from the existing. The contemporary design has a clear design concept and three-dimensional quality. The reserved materials and clean lines complement the existing building. The existing landscape will be updated to create a more drought tolerant and usable outdoor area.

## **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 complements the front building while minimally visible from the street. The landscape design incorporates a diverse drought tolerant plant palette that complements the building while buffering the property from adjoining land uses.
- 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 materials such as corrugated metal, aluminum windows, and smooth stucco, will be incorporated into the building design as proposed in the application submittal and as presented to the Architectural Review Board. These finishes and associated color scheme support and enhance the contemporary building design and its three-dimensional quality.
- C. The proposed design is compatible with surrounding developments as it will be behind the existing duplex and as other contemporary buildings exist in the neighborhood. As shown, the proposed addition will be compliant with the Zoning Ordinance in terms of setback and parcel coverage, and height and no deviation from Code is requested.
- 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. Should additional landscape be required during building permit plan check staff shall review additional landscape or landscape modifications required to meet the 30% minimum landscape requirement.
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 SMMC 9.61.100.

## **Attachments**

Applicant's Submittal Material

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