



Architectural Review Board Report

Architectural Review Board Meeting: January 21, 2020

Agenda Item: 7.3

To: Architectural Review Board
From: James Combs, Associate Planner
Cc: Stephanie Reich, AIA, LEED AP, Design & Historic Preservation Planner
Subject: 19ARB-0528 to review building design, colors, and materials to remodel and add a second floor to an existing one-story dwelling unit in the rear of a lot with an existing three story duplex.
Address: 2019 3rd Street
Applicant: Steven Kent, Architect

Recommended Action

It is recommended that the Architectural Review Board approve application 19ARB-0528 based upon the findings and subject to the conditions contained within this report.

Executive Summary

Proposed is a substantial remodel and second story addition to an existing single-unit dwelling at the rear of an existing three-story duplex. The front units, will not be modified as part of this application. Landscape updates will be limited to the rear of the property. The proposed addition is a contemporary design with modern finishes located at the rear of the lot.

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

Background

The parcel was originally developed as a duplex and a single-unit building in 1912. Several remodels have taken place on the property, but only one was subject to Board review.

00ARB-0304 On October 16, 2000 the Architectural Review Board approved a 1,185 SF addition and a third story to the duplex at the front.

Project / Site Information

The mid-block property is located within the OP-2 zoning district within the Ocean Park neighborhood just north of Bicknell Avenue and west of 4th Street. There is a slope rising from the street so that the back unit is approximately 10 feet higher than the front unit. The parcel is surrounded primarily with multi-unit dwellings.

The following table provides a brief summary of project data:

Zoning District / Design Guidelines:	OP-2 (Ocean Park Low Density Residential) District
Parcel Area (SF):	4,514 SF
Parcel Dimensions:	30' x 150'
Existing On-Site Improvements (Year Built):	One duplex and one single-unit dwelling (1912)
Historic Resources Inventory Status	The existing building is not listed on the HRI.
CEQA	Exempt pursuant to Section 15061 (b)(3)
Adjacent Zoning & Use:	North: OP2 – Low Density Residential South: OP2 – Low Density Residential East: OP2 – Low Density Residential West: OP2 – Low Density Residential

Analysis

Site and Landscape Design

The site is developed with a three-story duplex along 3rd Street and a one-story single unit dwelling at the rear. Access to the rear unit is by a stairway at the north property line. There is no alley or vehicular access to the rear unit. A 32" retaining wall between the two units terraces the rear yard and creates private yards for each building.

The existing landscape at the front of the property will remain. The landscape at the rear of the property will be updated with a variety of colorful shrubs, trees, ground cover and river rocks. Privacy will be created between the front and rear units with a row of California Wax Myrtle (*Morella californica*) at the top of a 32" retaining wall. Three Fireglow Japanese Maple Trees (*Acer palmatum 'fireglow'*) are proposed between the Wax Myrtle and the rear unit's front yard, and will be visible from the large windows of the new subject buildings guest bedroom and entry. Additional Wax Myrtle hedges will be planted along the rear and side property lines. Ground cover including California Slender Sedge, Berkeley Sedge, and Creeping red fescue will be planted throughout the edges of the yard along with Santa Barbara Sage to add color and height. The rooftop deck will utilize a variety of small and large succulent mixes to provide a colorful and drought tolerant garden.

Building Design/Architectural Concept

The proposed two-story contemporary building with roof deck will be separate from the existing front units. The proposal is a simple, modern design tightly contained in a clean box interrupted only by balconies and stairs. The north and south walls of the existing building will be maintained and treated with a smooth, white stucco siding contrasting with the grey Cembrit siding material (fiber cement panel system) of the proposed upper level. Floor to ceiling windows will be incorporated into the front and rear walls flooding the ground floor bedrooms with light. A column of white porcelain tile at the front of the building ties the ground and second floors together. The simplicity and reserved use of

materials on the new contemporary building complements the existing vernacular building.

Mass and Scale

The proposed building is located in the rear of the lot and set back significantly from the front property line reducing any impact the proposed scale and apparent mass may have from the street. Although the lot slopes up to the subject building the significant height of the front units continue to obscure visibility of the rear unit from 3rd Street. The mass and scale is appropriate for the neighborhood where lots are primarily developed with multi-unit apartment buildings.

Design, Details and Materials

The contemporary building's smooth white stucco, light gray cembrit panel system, and bronze anodized aluminum windows are appropriate to the proposed design and do not detract from the existing vernacular building. The fenestration, proportion, and alignment of the proposed windows are generally appropriate on all elevations. The primary windows face east and west to avoid views directly into neighboring properties. The material palette and color scheme are high quality and complement the building design.

DESIGN ELEMENTS	PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR
Façade	Smooth White Stucco. Light Gray Cembrit Panel System
Windows	Aluminum bronze frames.
Doors	Aluminum bronze.
Mechanical Screening	No rooftop equipment proposed.

Impact on Historic Resources

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

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 an addition to an existing single-story unit behind an existing three story duplex. The proposal achieves a sensible mass and scale with the existing building via overall scale and compact rectilinear design, varied materials, and in setting the new building back from the existing building. The contemporary design has a clear design concept. The reserved materials and clean lines do not detract from 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 drought tolerant plant palette that complements the building and buffers 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 dark bronze windows, light grey cembrit and smooth white stucco will be incorporated into the project 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 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 colors, materials, fenestration pattern, and building form. The proposed design is compatible with surrounding developments 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. Prior to submitting for plan check, an example of the proposed cement siding shall be approved by staff to ensure that it is an acceptable high quality grade.
2. Prior to submitting for plan check, applicant shall submit a lighting plan indication appropriate light levels and locations for review and approval by staff.
3. 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.
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.

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