

RESOLUTION NO. 95-001

(Architectural Review Board Series)

A RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD OF
THE CITY OF SANTA MONICA ESTABLISHING GUIDELINES FOR
STAFF REVIEW AND APPROVAL OF BUILDING DESIGN, COLORS
AND MATERIALS AND LANDSCAPE AND IRRIGATION PLANS

WHEREAS, Santa Monica Municipal Code (SMMC) Section 9.32.120 states that the Architectural Review Board “may, by resolution, authorize the building officer or other official to approve applications for building permits for minor or insignificant development of property which would not defeat the purposes of this chapter”; and

WHEREAS, on March 20, 1995, the Architectural Review board reviewed and carefully considered policy guidelines for implementation of SMMC Section 9.32.120 which are incorporated herein; and

WHEREAS, the staff member most closely involved with the day-to-day activities of the Architectural Review Board is the Associate Planner designated by the Planning and Community Development Director to the position of Secretary to the Board; and

NOW, THEREFORE, THE ARCHITECTURAL REVIEW BOARD OF
THE CITY OF SANTA MONICA DOES HEREBY RESOLVE AS
FOLLOWS:

SECTION 1. The Architectural Review Board has reviewed and considered the parameters established by SMMC Section 9.32.120 prior to

Adopting the standards contained herein.

SECTION 2. The Architectural Review Board hereby allows the Associate Planner assigned as Secretary to the Board, or his or her designee, to staff-approved building design, colors and materials for projects which fall within the jurisdiction of the Architectural Review Board, within one or more of the following categories:

- 1) Construction which matches existing colors and materials and is not substantially visible from any public right-of-way (other than an alley).
- 2) Building additions which are visible from a public street or sidewalk, are designed to match the existing structure in a manner consistent with the building's design and proportions and are less than 500 square feet in floor area.
- 3) Rooftop screening which is in keeping with the design of the existing structure, and mechanical equipment which requires a building permit but is screened from view.
- 4) Replacement of existing materials with like materials, provided the new materials are of a comparable quality, texture and craftsmanship as the original structure, and provided the project does not require review by the Landmarks Commission.

- 5) Changes to the surface materials of an existing façade which are consistent with the subject building's existing design and which does not exceed 25% of the total building façade.
- 6) New window frames, door frames, windows, and doors on existing structures provided the new elements are of high quality and are consistent with the materials on the existing structure.
- 7) New awnings without signage which are of a design and color consistent with the existing structure (including any existing awnings), and which are constructed with an opaque canvas material and are not backlit.
- 8) New freestanding walls or additions to existing freestanding walls which are expressive of good taste, consistent with existing architecture, and which do not obscure architecturally significant features from view.

Section 3. The Architectural Review Board hereby allows the Associate Planner assigned as Secretary to the Board to staff-approve landscape and irrigation plans for projects within the jurisdiction of the Architectural Review Board which fall within one or more of the following categories:

- 1) New landscaping which conforms to xeriscape standards and requires ARB review but comprises less than 150 square feet in area.

- 2) New landscaping for single family homes which conforms to xeriscape requirements but requires Board review because of a location within a commercial or multifamily district.

SECTION 4. The Secretary to the Architectural Review Board shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

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