



Architectural Review Board Report

Architectural Review Board Meeting: June 15, 2020

Agenda Item: 7.5

To: Architectural Review Board
From: Cary Fukui, Associate Planner
CC: Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner
Subject: 20ARB-0129 to approve the design, colors materials and landscape plans for the construction of a new two-story, 4,999 square foot, mixed-use building with one unit and approximately 1,432 square-feet of office space, and at-grade, covered parking.

Address: 1348 10th Street
Applicant: Michael Fox, Foxlin Architects

Recommended Action

It is recommended that the Architectural Review Board approve application 20ARB-0129 based upon the findings and subject to the conditions contained within this report.

Executive Summary

Proposed is a new two-story, mixed-use residential and commercial building containing 4,999 square feet of floor area, and an FAR of 0.99. The project includes one 1,927 square foot housing unit that occupies the second and mezzanine levels at the rear of the parcel. The front of the parcel consists of a 1,432 square-foot office space that occupies the first and second levels. The proposal includes seven at-grade, covered parking spaces at the first floor. The project design expresses a clear architectural concept appropriate to its site and program. Staff recommends approval of the building design and landscape plans.



Project Rendering –10th Street Elevation

Project Description

The proposed project is a Tier 1, one-story, 4,999 square foot, mixed-use building with one residential unit, and 1,432 square-feet of commercial area. The project provides two residential parking spaces and five commercial spaces, a total of seven parking spaces provided. Additionally, the project provides four stalls for long-term bike parking and 4 stalls for short-term bike parking at the ground floor. The proposed building is a live-work development providing an office space at the front of the building on the first and second floors, and one residential unit that occupies the second and mezzanine levels at the rear of the parcel. The building is centered above an at-grade parking area, with the office use acting as a buffer between the parking area and 10th Street. The project is located one block up from Santa Monica Boulevard in the General Commercial (GC) zoning district, adjacent to a medium density residential zoning district (R3).

Background

19ENT-0256: Administrative Approval 19ENT-0256 was approved on December 19, 2019 for the proposed mixed-used project.

Project / Site Information

The project site is located on the west side of 10th Street, one block north from the corner of 10th Street and Santa Monica Boulevard. The project is zoned General Commercial (GC). The surrounding parcels are zoned General Commercial and medium density residential, R3. The project is surrounded by three- and four-story residential and commercial office uses, including facilities for Santa Monica College.

The following table provides a brief summary of project data:

Zoning District / Design Guidelines:	General Commercial (NC)
Parcel Area (SF):	5,000 SF
Parcel Dimensions:	100' x 50'
Existing On-Site Improvements (Year Built):	1348 10 th Street, Single-Family Residence (1915) All buildings and improvements were reviewed by the Landmarks Commission on September 13, 2018 and received the necessary clearances for demolition.
Historic Resource Inventory Status	Existing building is on the HRI.
CEQA	Exempt pursuant to Section 15194
Adjacent Zoning & Use:	North R3 – Three-story multi-family residential South GC – Three-story office (Santa Monica College) East PL – Four-story Facility for Santa Monica College West GC – One-story commercial

Analysis

Building Design/Architectural Concept

The project is contemporary in design, which is expressed through the materiality and massing of the structure. Along 10th Street, much of the height and massing is setback to the rear of the parcel, with inset balconies on the second floor and large windows, which balances out the solid forms on the ground floor. The massing is composed of a series of squares and blocks that are cut out with large windows and recessed massing to reduce the scale to match the residential uses on 10th Street. Additionally, landscaping and high windows are used on the ground floor to bring down the scale and soften the façade.

The façade on 10th Street is broken up by the exposed steel frame at the floor and roof lines, painted grey to match the brick veneer façade on the ground floor. A wood trellis hangs over the second story, matching the wood fence used for parking access.

Site and Landscape Design

The 10th Street frontage is programmed to contain office space at both the ground and second floors. Behind the ground floor office space is the at-grade parking area, which is below the cantilever of the second floor office and residential spaces. The at-grade parking area is screened with green walls, Liriope Muscari, and vines to soften the hardscape of the parking area and act as a buffer between the parking area and the adjacent residential uses to the north.

The landscape design complements the building and site design in its use of groupings of plantings to balance out the solid façade along 10th Street. The use of Black Mondo Grass and clusters of Cordyline Electric Flash and Dianella add texture and color that complement the brick veneer façade.

Mass and Scale

The residential uses at the second and mezzanine floors are recessed to the rear of the lot, reducing the visual mass of the structure at the 10th Street elevation. The massing is distributed to the rear of the parcel, adjacent to the mixed-use zoned parcels, and away from 10th Street, which is predominantly residential.

The office uses are located at the front of the parcel at the ground and second floors, so that the scale of the project is lower at the 10th Street elevation, and increases as the project moves back away from the public right of way. Additionally, the front office space acts as a visual barrier to the at-grade parking area, located at the middle and rear of the parcel.

Design, Details and Materials

The materials used highlight the formal architectural ideas. The primary mass is clad in a grey brick veneer, framed by exposed steel beams that pull together the different forms and shifting ceiling heights at the front elevation. Additionally, a wood trellis is used on the second floor that creates consistency with the ground floor wood screening used for the at-grade parking area. There is a use of fluted CMU at the ground floor of the wall at the north and alley. The fluted finish is facing the garage. A condition has been added to ensure the exterior face also has a fluted finish. Alternatively, a stacked bond coursing can be used for a more finished appearance.

DESIGN ELEMENTS	PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR
Façade	Stucco-smooth, painted dark grey and light grey Brick veneer, grey Steel panels Exposed steel, painted black matte
Windows	Aluminum frame, black anodize Clear glazing
Doors	Aluminum frame Steel and glass curtain wall.
Roof	Steel beam
Mechanical Screening	Stucco-smooth, painted dark grey
Refuse Screening	
Lighting	
Canopy/Awning/ Trellis	Wood trellis Steel beam
Railings	Clear glazing
Other	N/A

Impact on Historic Resources

The subject property is 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 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.

Additionally, the existing structures proposed for demolition are over 40 years old. On September 13, 2018, the Landmarks Commission reviewed the demolition permit application and took no action. Based on the substantial evidence in the record, no further analysis is required to evaluate the potential environmental impact of the demolition on historic resources pursuant to CEQA.

Summary

The proposed two-story, one-unit, mixed-use project is appropriate in scale, massing, and design. The proposal presents a clear architectural idea highlighted with quality materials and details with ample common outdoor space to enhance the quality of life of the tenants.

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 a complete architectural concept expressed through the material palette of stucco, brick veneer, and exposed steel beams, as well as the contemporary design made up of varying ceiling heights that are pulled together with a steel frame.
- 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 anodized aluminum, smooth stucco, brick veneer, and steel beams, 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 massing of the structure is more prominent at the rear of the parcel, and lower in scale at the front of the parcel along 10th Street, which is predominantly multi-family residential.
- 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. There is a use of fluted CMU at the ground floor of the wall at the north and alley. The fluted finish is facing the garage. The exterior face of the CMU should also have a fluted finish, or another appropriate finish. Alternatively, a stacked bond coursing can be used for a more finished appearance.
- 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 SMMC9.61.100.

Attachments

- A. Applicant's Submittal Material