



# Architectural Review Board Report

Architectural Review Board Meeting: August 17, 2020

Agenda Item: 7.2

To: Architectural Review Board  
From: James Combs, Associate Planner  
Cc: Stephanie Reich, AIA, LEED AP, Design & Historic Preservation Planner  
Subject: 20ARB-0213 to review building design, colors, and materials for a new two-story triplex behind an existing single-unit dwelling.  
Address: 1902 Euclid Street  
Applicant: Charles Austin

## Recommended Action

It is recommended that the Architectural Review Board approve application 20ARB-0213 based upon the findings and subject to the conditions contained within this report.

## Executive Summary

Proposed is a 3,040 SF two-story triplex behind an existing one-story single-unit dwelling and a 50 SF addition to the façade of the front house. Landscape throughout the site will be updated. The proposed rear unit is simple and employs the vernacular architectural language of the front building.. The proposed triplex is significantly set back from the street, behind and separate from the existing building.

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 1940 with the existing one-story single-unit dwelling. 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 Euclid Street, north of Pico Boulevard. The parcel is flanked on the north and south with multi-unit buildings although the neighborhood in general is a mixture of single and multi-unit structures.

The following table provides a brief summary of project data:

Zoning District / Design Guidelines:	R2 (Low Density Residential) District
Parcel Area (SF):	7,500 SF
Parcel Dimensions:	150' x 50'

Existing On-Site Improvements (Year Built):	Single-unit dwelling (1940)
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> R2 – Low Density Residential <b>West:</b> R2 – Low Density Residential

**Analysis**

Site and Landscape Design

The site is developed with a one-story single-unit dwelling and a non-required detached two-car garage with a driveway accessed from Euclid Street. The proposed triplex will be parked with a detached four stall garage at the rear and two tandem stalls in the existing driveway. The front door of the proposed units will be accessed from the alley along the north property line. Each unit of the triplex has access to its own private open space, however the two ground floor units only provide 72 SF of the required 100 SF. A condition of approval has been included to expand the private patios, or fence in a portion of the landscaped area, to meet the full open space requirement.

The majority of the site will be planted with Native California Bentgrass accented with Boxwood shrubs along the north elevation and Rosemary shrubs planted throughout. The proposed planting plan is limited in diversity but the ample use of Bentgrass provides a drought tolerant alternative to traditional turf while providing significant space for activities. Staff has included a condition to include additional plants of varied colors and heights as well as at least one tree in the front yard.

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 building will be separated from the existing unit on the lot by 6'-0". The design concept is a two-story vernacular building with a shallow courtyard along the north elevation where all three new units take access. The front house will be updated for uniformity across the property. The simplicity and reserved use of materials on the new building complements the existing vernacular building. 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. A generous roof deck gives the upper unit private access to 325 SF of outdoor space, approximately half of which is covered.

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

Other than the proposed vinyl windows which have been conditioned to be a dark colored fiberglass, the contemporary finishes of smooth stucco, tongue and groove soffits, and Hardie board facias complement the existing vernacular building. A condition of approval has been included to ensure that the proposed stucco will be applied as a steel trowel smooth finish. 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.

DESIGN ELEMENTS	PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR
Façade	Smooth Trowel Stucco in City Loft beige.
Windows	Fiber glass windows. Single-hung
Doors	Aluminum and wood doors.
Roof	Hipped, slate roofing
Lighting	Wall Sconces.
Fencing	Existing wood fence with proposed boxwood 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 three new units behind an existing single-story vernacular building. The proposal achieves a sensible mass and scale to the existing building with varied planes and consistent materials, and in placement of the new building back from

the existing. The simple design complements the existing building and is appropriate to the site and neighborhood.

**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 building is a simple design that complements the front building while minimally visible from the street. As conditioned 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 smooth stucco and fiberglass windows, 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 building 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. Prior to plan check submittal the plans shall be updated to specify stucco shall be a smooth steel troweled finish.
- 2. Prior to plan check submittal the proposed vinyl windows shall be changed to a fiberglass material to be reviewed and approved by staff.
- 3. Prior to plan check submittal the landscape plans shall be updated to include a greater diversity of plants in color and elevation and include at least one tree.

4. 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.
5. 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.
6. 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.
7. 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.
8. 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

[https://smgov365.sharepoint.com/teams/pcdsp/CityPlanning/ARB/STFRPT/SR20/20ARB-0213 \(1902 Euclid\).docx](https://smgov365.sharepoint.com/teams/pcdsp/CityPlanning/ARB/STFRPT/SR20/20ARB-0213 (1902 Euclid).docx)