Architectural Review Board Report

Architectural Review Board Meeting: October 19, 2020

Agenda Item: 7.4

To: Architectural Review Board

From: Gina Szilak, Associate Planner

CC: Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner

Subject: 20ARB-0205 to approve the design, colors, materials, and landscape plans for the construction of a new two-story, approximately 32 feet high, 2,975 square-foot mixed use project comprised of one residential dwelling unit and 4 parking spaces located on an irregular lot within the GC (General Commercial) District.

Address: 3280 Lincoln Boulevard
Applicant: John Hamilton, AIA

Recommended Action
It is recommended that the Architectural Review Board approve application 20ARB-0205 based upon the findings and subject to the conditions contained within this report.

Executive Summary
Proposed is a two-story mixed-use building comprised of a small ground floor commercial space and a single-unit residence on the upper and mezzanine levels featuring a private upper level patio, balcony, and a roof deck. The parking for the residence is accessed from the rear alley, while the two parking spaces for the commercial spaces is accessed via Ozone Avenue. A total of two short-term bicycle parking spaces are located along Lincoln/ Ozone corner intersection.

The project site consolidates two adjoining parcels into one parcel totaling approximately 4,255 SF of lot area and located on the northwest corner of Lincoln Boulevard and Ozone Avenue. Surrounding uses included within the same GC zoning district ranging from one- to two-stories of varying density, building design, configuration, mass and scale. Single-family residential buildings are west of the site, located in the Ocean Park Low Density District.

The contemporary style building incorporates high quality materials with a complementary color palette. The overall design employs three-dimensional elements resulting in an appropriate mass and scale sensitive to the neighborhood context. Landscape and outdoor living spaces enhance the building design providing a quality and livability for the residence while providing appropriate buffer to adjoining residential uses and from the alley.

Background

16AMD-0088 On November 14, 2019, the Acting Zoning Administrator approved Administrative Approval 16ADM-0088.

Project / Site Information

The proposed project is a two-story, mixed-use development with a single residential unit located on the upper floor and mezzanine and a 965 square foot commercial space located on the ground level. The project site is an irregularly shaped corner lot bounded by Lincoln Boulevard with frontage along Ozone Street.

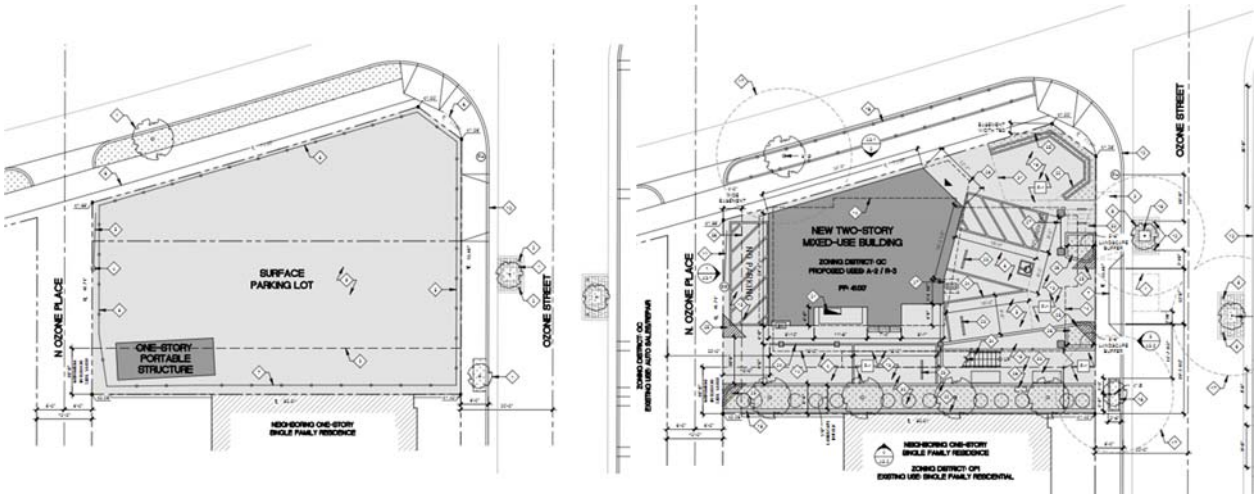
The following table provides a brief summary of project data:

Zoning District / Design Guidelines:	GC (General Commercial) District
Parcel Areas (SF)/Dimensions:	4,235 SF / approximately 55' x 74'
Existing On-Site Improvements (Year Built):	Fencing, landscape, and outdoor display area for plants and furniture with a small on-site office structure.
Historic Resource Inventory Status	N/A
CEQA	Ministerial, Exempt pursuant to Section 15268 of the State Guidelines.
Adjacent Zoning & Use:	GC and OP-1 (Low Density Residential) District adjoins the subject site on all sides and is developed with one- and two-story multi-family residential buildings of varying density.

Analysis

Site Design

The project site consolidates two adjoining lots within an irregularly shaped lot fronting Lincoln Boulevard, Ozone Street and a substandard 12-wide alley along Ozone Place North. The proposed project is comprised of a two-story detached building with a single residential upper level unit and ground floor commercial space fronting Lincoln Boulevard. Access to the lot posed challenges constrained by the alley narrowness, heavy traffic along Lincoln Boulevard and the barriers designed within the Ozone "living street" which contained ballads and landscape typically located within the street public street right-of-way. Thus, the solution includes commercial automobile access from Ozone Street accomplished by relocating the existing Ozone curb cut and street tree and two tandem residential parking spaces accessed from Ozone Place North alley.



Existing Site Plan *Proposed Site Plan*

The site and building design respond to the unique geometry and various site constraints. The development constraints include the typical required functions such as parking, trash areas, and landscape. The commercial pedestrian building access is from Lincoln Boulevard while the residential unit is accessed via an exterior open staircase from the rear of the building. Trash/recycling area has been incorporated into the building design and will be accessed from the alley via a roll up door enclosure.

The single unit residence contains ample private open space throughout the project with patios, balconies, and a private roof deck. The size of the private outdoor spaces ranges from 100 SF – 609 SF.

Landscape Design

The primary open space is provided within a landscape strip that is approximately 320 SF in size. The planting includes four, 36" box *Acacia Stenophylla* canopy trees planted along the western property line wall. The plant palette along the Lincoln Avenue elevation will also be landscaped with *Aloe Barbadensis* to enhance the pedestrian experience along the busy street.

Variety in the landscape design will be accomplished through a select plant palette that includes groundcover, shrubs, and trees enhancing the minimal planting areas. The plant palette is shown on Sheet L-1.1 and will include larger and taller plants will be supported by shrubs and groundcover including *Echinocatus grusoni* (Barrell Cactus), *Acacial stenophylla* (Shoestring acacia), 'Aloe' (Hercules Tree Aloe) as well as and *Aeonium Zwartkop* (Aeonium).

The overall palette is generally appropriate and are arranged and layered configuration to create a thoughtful design. The outdoor commercial corner space is further enhanced with a board formed low concrete wall bordered by *Phyllostachys Nigra* (Black Bamboo). This area will likely serve as an outdoor gathering eating area depending upon the nature of the commercial business tenant.

Lincoln Blvd. Frontage

Building Design/Architectural Concept

The building is designed in the contemporary style in an architecturally eclectic neighborhood of primarily auto related uses such as a car wash, auto repair and auto sales. A contemporary and articulated design is achieved through its composition of building forms, clean lines, modern finishes and flat roof design with amble open air outdoor spaces. The geometry of the site informs the project design and highlight the various forms.

The ground floor commercial is expressed as a volume separate from the residential unit, and these forms are further enhanced by different materials such as stucco, weathered reclaimed wood siding and metal perforated aluminum panel used as railings, parapets, and fascia. The building's street presence is enhanced with a façade built to property line (Lincoln Boulevard), screening of trash and parking areas, plus use of low walls and landscape to enhance the corner intersection. The pedestrian experience includes visibility into the building ground level with floor- to-ceiling glazing.

Mass and Scale

The proposed building is two-story high in a commercial neighborhood of one and two-story structures, adjacent to one and two-story single-family buildings west of the site and within the immediate neighborhood. As such, the mass and scale of the proposed project is consistent with these existing buildings.

The proposed buildings comply with the size, story, and height requirements of the Zoning Code. While the building components are primarily rectilinear in shape, the various forms create a three-dimensionality while responding to the unique site geometry. Aside from achieving visual interest, combination and juxtaposition of building forms add variation while expressing a clear architectural concept. In a similar approach, various volumes are

treated differently through a variety of finishes such as reclaimed weathered siding, stucco, and metal perforated screens.

The fenestration pattern also appears appropriate to the building design. The placement, size, and proportion of the windows provide an interesting graphic composition. Upper level balconies further punctuate the façades creating a layered appearance across the Lincoln and western elevations. Similarly, the composition of the facades through the placement of the various design elements including cantilevered portions and building features allows the interplay of shade and shadow that help highlight the building's three-dimensional quality.

Design, Details, and Materials

The contemporary building is enhanced by a simple material and color palette consisting of three primary finishes: reclaimed weathered wood siding, cement plaster "la Habra" material, and perforated aluminum screens as illustrated on Sheet A 0.11. The application of these materials appears thoughtful and their start and termination points are logical and adeptly addressed. Control joints are properly incorporated into the stucco finish.

The various finishes are incorporated strategically, although appear randomized across all elevations to highlight certain projecting and receding volumes for a visually balanced application of materials and colors. The alignment of the open exterior stairwell at the west elevation references the stair leading to the roof deck and results in a rhythmic repeating vertical pattern as depicted on Sheet A 3.2.

The fenestration is appropriately addressed and appears successful through their placement, alignment, and proportion. The deliberate placement of the large ground-level storefront creates a rhythm along the façades and their sizes help eliminate large expanses of solid walls that is generally attributed to the appearance of added mass. All windows and sliding glass doors on the commercial and residential spaces are fabricated from anodized dark bronze aluminum while the commercial front entry door will be similarly colored with a vertical glass inset. The perforated aluminum screen enhanced circular openings finished in an "Embarcadero" / off-white.

Moreover, since the site is bounded by two streets and an alley making it highly visible, it's on creating visually interesting design moments at the building corners.

DESIGN ELEMENTS	PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR
Façade	Horizontal Weathered Reclaimed Wood Siding (clear stain) Perforated Aluminum Screen (silver) Cement Plaster Stucco (La Habra)
Windows	Clear Anodized Aluminum (silver)
Doors	Anodized entry door with glass inset; Steel Roll-painted (bronze)
Roof	Flat design (torch down) with balconies and roof decks
Mechanical Screening	Roof parapet walls
Refuse Screening	Enclosed withing the building's design provided off the alley
Railing	Perforated Aluminum Screen at Balconies and Roof Deck (silver)
Screen	Perforated Aluminum Screen (silver)

Impact on Historic Resources
N/A; one small semi-permanent on-site structure.

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
Ministerial, Exempt pursuant to Section 15268 of the State Guidelines.

Summary
The proposed project is a contemporary two-story infill development that is comprised of a single residential dwelling unit, a small ground floor commercial space as well as the typical required supporting design features such as ground level parking, landscaping, screened trash area and fencing.

The building exhibits a compatible scale and appearance that is achieved through its site planning, setback, design treatment/finishes, modulation, placement of entries, and their orientation/connectivity to the Public Right-of-Way. For these reasons, the proposal is consistent with the surrounding residential and commercial uses and appears compatible with the development pattern and existing context of Lincoln Boulevard corridor.

palette as well as improving the quality of the courtyard to include more seating areas and social spaces. Conditions have been included to reflect these minor refinements.

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 contemporary design is generally cohesive throughout the project. Its site planning and outdoor spaces further enhance the residential unit's habitability through a variety of indoor and outdoor living spaces. The building's placement takes advantage of the site constraints and enhances the street scape along Lincoln Boulevard. The design incorporates a palette of high-quality materials and colors, such as caste in-place concrete, perforated aluminum screen, weathered reclaimed wood siding, steel-troweled stucco finish, and aluminum windows to highlight its varying forms which appear complementary to the architectural style.

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 window, weathered reclaimed wood siding, steel-troweled stucco, cast in-place concrete, and perforated aluminum screen as detailed in the application submittal and as presented to the Architectural Review Board will be used. Additionally, various design features of the project are adequately detailed to ensure quality construction.

C. The proposed design of the building or structure is compatible with developments on land in the general area in that the building is designed to enhance the commercial strip along Lincoln Boulevard and complement the development pattern of the adjacent residential neighborhood. The mass and scale are thoughtfully addressed through its projecting and receding forms, fenestration pattern, and varying open space decks, patios and balconies.

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:

Prior to submittal for plan check and subject to staff review (Conditions 1-7):

1. Provide details where materials meet and terminate.

2. Provide corner beads or other detail at all plaster elements for quality installation.

3. The recordation of a deed restriction is required for the consolidation of two lots into one project site prior to the issuance of building permits.

4. 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.

5. 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.

6. 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. Final plant material selection shall be subject to staff review and approval.

7. No building permit shall be issued for the project until the developer complies with the requirements of the Santa Monica Municipal Code with respect to applicable fees, including Parks and Recreation Facilities Tax, Condominium Facilities Tax and Affordable Housing Production Program.

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 Section 9.61.100.

Attachments

A. Applicant's Submittal Material

https://smgov365.sharepoint.com/teams/pcdsp/CityPlanning/ARB/STFRPT/SR20/20ARB-0205 (3280 Lincoln Blvd.).docx