



# Architectural Review Board Report

**Architectural Review Board Meeting: February 16, 2021**

**Agenda Item: 7.3**

To: Architectural Review Board  
From: James Combs, Associate Planner, ARB Liaison  
Cc: Stephanie Reich, AIA, LEED AP, Design & Historic Preservation Planner  
Subject: 20ARB-0328 to review building design, colors, and materials for a new second floor addition and roof decks at an existing 6-unit condominium.  
Address: 1502 Franklin Street (AKA 3126-3128 Broadway)  
Applicant: Doug Merrill

## Recommended Action

It is recommended that the Architectural Review Board approve application 20ARB-0328 based upon the findings and subject to the conditions contained within this report.

## Executive Summary

Proposed is a 2,585 SF addition to an existing one-story, six-unit condominium building located at the corner of Franklin Street and Broadway. The proposal will roughly double the floor area of the site and create a second floor at all but the alley adjacent unit. The units will remain as one-bedroom units, triggering no additional parking. The addition continues the existing Spanish Revival design of the building while expanding the usability and livability of the existing units.

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 1930 and has changed little since construction. The property has a status code of 5S3 on the most recent Historic Resources Inventory as a one-story court style building, a derivative of the courtyard style of housing. Courtyard housing was a very popular form of housing from the 1920's thru the 1950s. However, it is not apparent why this building is identified as an example of a one-story court as all the units open to Broadway and not to a garden or open space. Further, the "companion" property is built to the west along Broadway.

## Project / Site Information

The following table provides a brief summary of project data:

Zoning District / Design Guidelines:	R2 (Multi-Unit Residential)
Parcel Area (SF):	6,480 SF
Parcel Dimensions:	40' x 160'

Existing On-Site Improvements (Year Built):	Six-unit condo complex approximately 4,000 SF (1930)
Historic Resources Inventory Status	The existing building has been identified on the HRI as a potential local landmark with a status code of 5S3.
CEQA	Exempt pursuant to Section 15061 (b)(3)
Adjacent Zoning & Use:	<b>North:</b> R2 – Multi-Unit Residential <b>South:</b> R2 – Multi-Unit Residential <b>East:</b> R2 – Single-Unit Residential <b>West:</b> R2 – Multi-Unit Residential

The site is located at the southwest corner of Broadway and Franklin Street within the R2 zoning district. The parcel is surrounded by one- and two-story single- and multi-unit buildings.

**Analysis**

Site Design

All six units have vehicular access taken from a short driveway on Broadway. All but the unit facing Franklin Street has a front door on Broadway. The existing building has legal nonconforming setbacks ranging from 1'-9" at the alley (rear) elevation to 13'-7" at Franklin Street (Front). No changes to the site plan or landscape are proposed at the ground floor. The second floor will be stepped in to comply with current setbacks.

Building Design/Architectural Concept

The proposed building addition and façade remodel seek to complement the Spanish Revival architecture of the existing building while providing cues to distinguish the original from the addition. For example, while a similar decorative canopy or "hood" is incorporated over some doors and windows, simple metal casement windows and doors are proposed at the second floor addition rather than divided-lite windows on the original building. Sloped roofs of the Franklin Street elevation have been repeated on the upper floor of that unit while the remaining units will incorporate the flat roofs of their respective units, with tile capped parapets.

Mass and Scale

The addition is sensitively handled to maintain a similar sense of scale to the original building. The new second floor addition incorporates significant articulation along Broadway and is setback from the existing building edge on all other elevations. The perceived mass and scale are addressed through the composition of various projecting and receding volumes along the elevations serving to define the individual units. This approach breaks down the massing of the building while providing a cohesive design and a three-dimensional quality.

Design, Details and Materials

The traditional design and detailing will be continued in the addition using barrel roof tile, casement windows, and Spanish tile awnings over select openings. Upper level balconies will be enclosed with simple knuckled wrought iron railings. To not detract from the traditional roofline, the roof deck railings will be clear glass behind the tile capped parapet. The stairways to the roof will be finished with Saltillo tile leaving open the possibility of

decorative tile risers on some units. The second-floor stucco is proposed to match the existing texture and application pattern as the ground floor, a condition of approval has been included to clarify this prior to submitting for building permits.

The first-floor casement windows, to remain, are primarily white wood with a couple rear windows having been changed to vinyl. Casement windows proposed for the second floor are a metal clad material in a bronzed color. Tiled awnings on the ground floor are repeated in the addition but their simple stucco corbels are replaced with wrought iron brackets. The use of different materials at the second floor is an intentional cue to differentiate the original building from the addition.

The material palette and color scheme are generally high quality and enhance the contemporary building design.

<b>DESIGN ELEMENTS</b>	<b>PROPOSED EXTERIOR MATERIAL, FINISH AND COLOR</b>
Façade	San Simeon color sand finish stucco to match existing
Windows	Anderson Metal Clad wood windows (Color: bronze) Casement
Doors	Sliding glass (Proposed) Glass swing doors (Existing)
Roof	Clay barrel tile / flat roof
Mechanical Screening	Metal louvered screens painted to match stucco
Refuse Screening	NA - existing
Lighting	Bronze outdoor wall light (see detail)
Railing	Wrought iron at second level, clear glass at roof deck
Gates	NA - existing
Fencing	NA - existing

**Code Compliance**

This application has only been preliminarily reviewed for compliance with the base district’s development standards. A complete code-compliance review will not occur until the application is submitted for plan check. It is the applicant’s responsibility to ensure that the plans comply fully with all applicable provisions of the Municipal Code. The applicant has been notified of any significant non-compliant aspects of their plans, and a condition has been added requiring full compliance with all applicable regulations prior to the issuance of a building permit. 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. The building is listed

on the Historic Resources Inventory. The addition is complementary to the existing building while differentiated from it.

### **Summary**

The proposed project the addition of a new second floor to a one-story Spanish Revival style building to expand the usability and livability of the existing six units on site. The proposal achieves a sensible mass and scale via breaks in the building plane, and in setting the new second floor away from the adjoining property. The traditional design of the addition is complementary and has a three-dimensional quality. Existing colors, texture, and windows are maintained throughout the building to achieve consistency and design cohesiveness between the existing ground floor and new second level, while differentiating the proposed addition from the original.

### **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 expansion improves quality of life and livability of the residential units. The design is complementary to the existing building in scale, and architectural details and as such integrates well into the surrounding neighborhood.
- 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 metal clad casement windows, textured stucco, barrel shaped Spanish roof tiles, and wrought iron and clear glass railings are appropriately placed to support a cohesive design 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, as conditioned are complementary to the existing building.
- 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 traditional 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 building permit submittal the stucco treatment for the addition shall be clarified to ensure the addition has a matching "California" texture to match the existing stucco application.
2. Prior to building permit submittal the front unit (facing Franklin Street) shall be modified to maintain the existing ground floor rooflines.
3. Existing landscape shall be retained and protected during construction. Protection barrier around impacted landscape areas shall be shown.
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.
7. 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/sites/pcd\\_c/pcd/cityplanning/address\\_files/20arb-0328\\_\(1502\\_franklin\)\\_bdcm/staff\\_reports/20arb-0328\\_\(1502\\_franklin\\_st\).docx](https://smgov365.sharepoint.com/sites/pcd_c/pcd/cityplanning/address_files/20arb-0328_(1502_franklin)_bdcm/staff_reports/20arb-0328_(1502_franklin_st).docx)