



Architectural Review Board Report

Architectural Review Board Meeting: March 15, 2021

Agenda Item: 7.3

To: Architectural Review Board

From: James Combs, Associate Planner, ARB Liaison
Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner

Subject: 21ARB-0009 to approve the design, colors, materials, and landscape plans for the construction of three detached dwelling units totaling approximately 2,000 SF with uncovered parking.

Address: 1814 Euclid Street
Applicant: Todd Allen

Recommended Action

It is recommended that the Architectural Review Board approve application 21ARB-0009 based upon the findings and subject to the conditions contained within this report.

Executive Summary

Proposed are three new detached single-story bungalows totaling 2,000 SF with five uncovered parking spaces at the rear located in the Low-Density Residential (R2) zone district. The three standalone units are proposed as a single building located at the front setback utilizing the front, side, and rear yards to provide open space.

Project / Site Information

The project site is located on the west side of Euclid Street between Michigan Avenue and Pico Boulevard. Euclid Street is predominately developed with one story single-unit or multi-unit residential buildings with a handful of two-story multi-unit buildings.

The following table provides a brief summary of project data:

Zoning District	Low-Density Residential (R2)
Parcel Area (SF):	7,507 SF
Parcel Dimensions:	50' x 150
Existing On-Site Improvements (Year Built):	Single-Unit Dwelling (1924)
Historic Resource Inventory Status	Existing building was reviewed by Landmarks Commission on January 29, 2020 and a demolition permit was subsequently issued.
CEQA	Exempt pursuant to Section 15061 (b)(3)
Adjacent Zoning & Use:	North: R2 – Single-story single unit dwelling South: R2 – Single-story multi-unit dwelling East: R2 – Two-story multi-unit dwelling West: R2 – Single-story single unit dwelling

Analysis

This proposal is characterized by its simple vernacular design using modern materials. Each unit has its own clear identity while part of a holistic design.. Two front units are aligned side-by-side with front doors centered under gabled roofs facing the street. The units are built to the minimum front and side setbacks with the south unit staggered approximately 5' feet further back than the north unit. Oriented perpendicularly to the front units, the rear has its primary entrance facing the backyard and its gables facing the side setbacks. Uncovered parking is provided at the rear accessed from the alley.

The proposal uses high-quality materials including vertical cedar board siding, bronzed aluminum windows and zinc coated corrugated metal roofing are used throughout the project. A simple, muted material and color palette emphasizes the contemporary nature of the buildings. Conditions of approval have been included requesting additional details of the proposed materials and installation methods including the corrugated metal roofing, burnished CMU block and cedar siding.

The front and side setbacks and rear of the building is utilized as private open space. Private open space for the rear unit is provided in both the rear yard and a fenced portion of the north side yard setback. The north unit has access to private open space within the side yard setback and a shared front yard deck. A low planter divides the deck between the private spaces of the two front units. The deck serves as the only private outdoor space available to the south unit.

The front yard is separated from the sidewalk and approximately 3' higher due to a proposed burnished block retaining wall near the sidewalk. Except within the side setbacks front yard landscaping is limited to the 5' strip between the sidewalk and the retaining wall which is planted with a mix of native grasses and shrubs.

In general, the landscape provides an appropriate, layered variety of drought tolerant native shrubs. However, *Cercocarpus traskiae* (Catalina Island Mountain Mahogany), a shrub growing to heights of 16' tall and up to 8' wide is proposed in several places within the front yard where a maximum 42" height limit is imposed on hedges. A condition of approval requires the *C. traskiae* be replaced with a lower growing plant where it is proposed within the front yard setback to maintain openness and visibility for the site.

Another condition of approval requires the area of the deck be reduced to increase the front yard landscaping area pursuant to SMMC 9.26.050 which requires that all required setback areas, except those used for exit and entry, be landscaped. Utilizing the same palette of grasses and shrubs as proposed between the sidewalk and retaining wall would be appropriate, perhaps with the addition of a prostrate rosemary or other plant to cascade over the retaining wall. Hedge/fence heights are measured to the lowest point within 3' so setting the deck back at least 5' from the retaining wall would allow for a either a 42" privacy hedge or railings around the proposed deck.

Rear yard landscaping is proposed primarily of a wildflower seed mix of yarrows, California Poppy, lupine, and Tidy Tips with gravel walkways and the permeable pavers for the parking area. Although the poppies, lupines and Tidy Tips will be most vibrant in

spring / summer the yarrows (*Achillea millefolium* and *Eriophyllum confertiflorum*) will create a year-round, semi-walkable green space. The applicant has expressed interest in developing the rear of the lot with accessory dwelling units at a future date, so the rear yard landscaping and parking areas are proposed primarily as a temporary use.

Overall, the simple, vernacular proposal and well-designed landscape is an understated design that will complement and enhance the neighborhood.

Impact on Historic Resources

The existing building was reviewed by the Landmarks Commission on January 29, 2020 and a demolition permit was subsequently issued.

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.

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 building is a simple, vernacular design which will fit in well in this low-scale neighborhood. The proposal is further enhanced by high quality materials and simple color palette. The building architecture is further supported by a drought tolerant plant palette that enhances the visual interest from the public right-of-way and usability of the outdoor spaces.
- 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 stained cedar siding bronzed aluminum windows, and zinc plated corrugated metal roofing that will be incorporated into the design 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 project's design is complementary to the surrounding neighborhood through the use of various design techniques, including use of colors, materials, and building form.

- 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. Subject to staff review and approval, prior to the issuance of a building permit the applicant shall provide additional details for materials and installation of siding, roofing, burnished block, windows and other unique conditions.
2. Stained or unpainted Cedar siding shall be smooth, clear wood free of knots.
3. Prior building permit submittal the *Cercocarpus traskiae* shall be replaced with a lower growing plant within the front yard setback that can reasonably be maintained at or below a height of 42 inches.
4. Prior to building permit submittal, the area of the proposed front yard deck shall be reduced in in order to comply with SMMC 9.26.050 requiring all setback areas, except those used for exit and entry, be landscaped.
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 within 48 months pursuant to the Twenty-Eighth Supplement to the Executive Order of the Director of Emergency Services Declaring the Existence of a Local Emergency adopted on November 24, 2020 if the authorized work is not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 9.56.250 for an additional 180 days maximum. The applicant must request such an extension prior to expiration of this permit. After that time, the applicant will be required to return to the Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
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 SMMC9.61.100.

Attachments

- A. Applicant's Submittal Material