



Architectural Review Board Report

Architectural Review Board Meeting: March 15, 2021

Agenda Item: 7.4

To: Architectural Review Board
From: Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner
Subject: 20ARB-0323 to approve the design, colors, materials, and landscape plans for the construction of a new two-story, three-unit condominium development totaling 6,890 square feet with covered parking.
Address: 1510 Franklin Street
Applicant: Pouya Payan, Labyrinth Design Studio Inc.

Recommended Action

It is recommended that the Architectural Review Board approve application 20ARB-0323 based upon the findings and subject to the conditions contained within this report.

Executive Summary

Proposed is a new two-story, three-unit contemporary style residential condominium development totaling 6,890 SF with six (6) covered parking spaces located in the Low-Density Residential (R2) zone district. The proposal is a three-dimensional design that is interesting and playful, comprised of high-quality materials and colors that further enhance the overall design. Landscaping has been designed to provide openness at the street and enliven the ground floor open space and roof deck.

Project / Site Information

The project site is located on the west side of Franklin Street between Broadway and Idaho Avenue. Franklin Street is predominately developed with multiple-unit residential ranging between one and three stories, although some parcels are developed with single-unit dwellings. The property next door was recently reviewed and approved by the Board for an additional (second) floor for the six-unit building.

The following table provides a brief summary of project data:

Zoning District	Low-Density Residential (R2)
Parcel Area (SF):	6,890 SF
Parcel Dimensions:	50' x 135'
Existing On-Site Improvements (Year Built):	Single-Unit Dwelling (1928)
Historic Resource Inventory Status	Existing building is not on the HRI
CEQA	Exempt pursuant to Section 15061 (b)(3)

Adjacent Zoning & Use:	North R2 – One to three story multiple-unit dwellings South R2 – One to three story multiple-unit dwellings East R2 – One to three story multiple-unit dwellings West R2 – One to three story multiple-unit dwellings
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Analysis

The proposed two-story, 3-unit building is a three-dimensional design characterized by a cantilevered second floor that has a wrapper around it that is carved away for balconies/outdoor space. The various angles in elevation create movement at the south, east and west elevations and at the north elevation the geometry follows the exterior stairs leading to the roof decks. The design at both levels is focused on creating integration of outdoor space to take advantage of the Santa Monica climate.

The proposed building footprint is situated outside of the required front, side, and rear setbacks. The front unit entrance has been carved out of the front façade to clearly identify its entry, while the two rear units enter along the north elevation. The front yard is landscaped with layers of landscaping in a low planter that buffers the private open space for the front unit from the street while providing a sense of openness to the street. Access to the tuck-under parking is taken from the alley. Individual private outdoor space is provided within the large south side setback. The proposal includes landscaping to enhance the private open space and also enhances the street.

The project is enhanced with high-quality materials including white smooth plaster for the wrapper, fluted sheet metal to contrast with the smooth stucco, and flat sheet metal at the balconies as well as glass and metal railings. The material palette is simple, enhancing and amplifying the three-dimensional design.

The project is designed around indoor-outdoor living, including outdoor space out the ground floor, balconies at the second floor and roof decks. As such the site has landscaping included wherever possible. The plant palette is drought tolerant plants and includes *America Maritima* (Common Seathrift), *Senecio Mandraliscae* (Kleinia), *Muhlenbergia Capillaris* ‘Regal Mist’ (Pink Muhly), and *Westringia Fruticosa* (Coast Rosemary) with *Magnolia X Soulageana* (saucer Magnolia) at the front yard with *Laurus Nobilis* (Sweet Bay) along the side yards as well as *Arbutus Marina* (Strawberry Tree), as well as *Cercis Occidentalis* (Western Redbud) at the roof. The plant palette and overall landscape design is attractive and complementary to the project.

Overall, the project is a design with three-dimensional interest and well-designed landscape that will complement and enhance the neighborhood.

Impact on Historic Resources

The subject property is not 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.

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 fully three-dimensional design with forms that will provide visual interest. Its design 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 smooth stucco contrasting dark metal cladding and includes class and metal railings 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 railings, and soffits and where different materials meet.

2. Stucco shall be smooth steel trowel finish.
3. 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, unless appealed.
4. 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.
5. 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.
6. 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