



MINUTES

LANDMARKS COMMISSION REGULAR MEETING

CITY HALL COUNCIL CHAMBERS
1685 MAIN STREET, ROOM 213

MONDAY, JANUARY 13, 2020
7:00 PM

CALL TO ORDER OF THE REGULAR MEETING OF THE LANDMARKS COMMISSION

Chair Genser called the meeting to order at 7:02 PM.

1. ROLL CALL

Present:

Kenneth Breisch
Amy Green
Ruth Shari
Barry Rosenbaum, Chair Pro Tempore
Roger Genser, Chair

Also Present:

Heidi von Tongeln, Deputy City Attorney
Stephanie Reich, AIA, LEED, AP, Design and Historic Preservation Planner
Steve Mizokami, Commission Liaison
Melissa Zak, Staff Assistant III

Absent:

Richard Brand
Dolores Sloan

2. REPORT FROM STAFF:

7:03 PM

Steve Mizokami, Senior Planner and Landmarks Liaison, wished the Commission and members of the public a Happy New Year and provided information on upcoming Landmark Designation and Certificate of Appropriateness hearing items. He stated that the applicant for Item 10-A is requesting 15 minutes for their presentation (five minutes with a three-minute rebuttal is typically allowed). Mr. Mizokami announced that the next Landmarks meeting will be a Special Meeting in the East Wing of the Santa Monica Civic Center on February 10th at 7:00 PM.

3. **COMMISSIONER ANNOUNCEMENTS:**

None.

4. **APPROVAL OF MINUTES:**

4-A. December 9, 2019

7:05 PM

Commissioner Shari offered corrections. Chair Pro Tempore Rosenbaum made a motion to approve as amended. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser

NAYS: None

ABSTAIN: None

ABSENT: Brand, Sloan

5. **APPROVAL OF STATEMENTS OF OFFICIAL ACTION:**

5-A. Certificate of Appropriateness 19ENT-0411, 1202 Third Street Promenade, approval of exterior building alterations including exterior painting, alterations to the ground floor storefront, and new upper-level windows on the former JCPenney Building, a designated City Landmark.

7:08 PM

Commissioner Shari made a motion to approve. Chair Genser seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser

NAYS: None

ABSTAIN: None

ABSENT: Brand, Sloan

5-B. Certificate of Appropriateness 19ENT-0425, 918 5th Street, approval of a 3-unit residential condominium development and the retention and preservation of the designated Landmark Deodar Cedar tree located on the subject property.

7:08 PM

Commissioner Shari made a motion to approve. Commissioner Green seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser

NAYS: None

ABSTAIN: None

ABSENT: Brand, Sloan

6. **PUBLIC INPUT: (On items not on agenda and within the jurisdiction of the Commission)**

7:10 PM

Carol Lemlein, Santa Monica Conservancy, announced that James Lunsford passed away the previous week at 92 years old. He had served on the Landmarks Commission and written a number of books. His obituary was in the Sunday LA Times.

7. **DEMOLITION PERMITS:**

7-A. **Historic Resources Preliminary Review Hearing.** Preliminary review and consideration of whether there is credible evidence in the record to proceed with a further public hearing to determine whether buildings or structures meet the criteria for a City Landmark or Structure of Merit in accordance with Interim Zoning Ordinance Number 2599 (CCS). Upon filing an application for demolition of a building or structure that is 40 years of age or older, applicants request a review by the Landmarks Commission to determine whether the building or structure meets one or more of the criteria for Landmark or Structure of Merit. Preliminary review hearings do not result in buildings or structures being designated as City Landmarks or Structures of Merit.

1. **2515 32nd Street (19BLD-3919)**
(19ENT-0463) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling & Garage
Approximate Date of Construction: 1939
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: February 13, 2020

7:10 PM

Chair Pro Tempore Rosenbaum left the dais as his residence is within 500 feet of the property.

The following *ex parte* disclosures were provided: Commissioners Breisch, Green, Shari, and Chair Genser stated that they each visited the property.

Commissioner Shari made a motion that no further hearing is required. Commissioner Green seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Genser
NAYS: None
ABSTAIN: None
ABSENT: Brand, Sloan, Rosenbaum

7:13 PM

Chair Pro Tempore Rosenbaum returned to the dais.

The following *ex parte* disclosures on items 7-A.2 through 7-A.7 were provided: Commissioner Shari visited all properties except for 7-A.3. Commissioners Green, Breisch, Chair Genser, and Chair Pro Tempore Rosenbaum visited all properties. Chair Pro Tempore Rosenbaum disclosed that his residence is within 800 feet of the property at 2612 33rd Street and that he had a conversation with the City Attorney's Office to confirm that he does not need to be recused for the item.

2. **1213 Pine Street (19BLD-3922)**
(19ENT-0464) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling & Garage
Approximate Date of Construction: 1928
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: February 13, 2020

Chair Pro Tempore Rosenbaum made a motion that no further hearing is required. Commissioner Breisch seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser
NAYS: None
ABSTAIN: None
ABSENT: Brand, Sloan

3. **825 Santa Monica Boulevard (19BLD-4249)**
(19ENT-0465) Landmark/Structure of Merit Designation Review
GC – General Commercial
Commercial Building
Approximate Date of Construction: 1951
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: February 26, 2020

Chair Genser made a motion that no further hearing is required. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser
NAYS: None
ABSTAIN: None
ABSENT: Brand, Sloan

4. **1402 Hill Street (19BLD-4501)**
(19ENT-0446) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling & Garage
Approximate Date of Construction: 1940
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: February 25, 2020

Chair Pro Tempore Rosenbaum made a motion that no further hearing is required. Commissioner Green seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser
NAYS: None
ABSTAIN: None
ABSENT: Brand, Sloan

5. **3010 Pico Blvd (19BLD-3983)**
(19ENT-0475) Landmark/Structure of Merit Designation Review
NC – Neighborhood Commercial
Commercial Building
Approximate Date of Construction: 1966
Structure Identified in Historic Resources Inventory
End of 75 Day Period: March 2, 2020

Carol Lemlein noted that the property is on the Historic Resources Inventory (HRI) and is representative of early commercial development along the City's boulevards.

Commissioner Breisch made a motion that there is credible evidence in the record to proceed to a full evidentiary hearing. Commissioner Green seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser
NAYS: None
ABSTAIN: None
ABSENT: Brand, Sloan

6. **2612 33rd Street** (19BLD-4860)
(19ENT-0476) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling & Garage
Approximate Date of Construction: 1948
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: March 2, 2020

Commissioner Green made a motion that no further hearing is required. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser
NAYS: None
ABSTAIN: None
ABSENT: Brand, Sloan

7. **926 San Vicente Boulevard** (19BLD-4872)
(20ENT-0001) Landmark/Structure of Merit Designation Review
R1 – Single-Unit Residential
Single Family Dwelling
Approximate Date of Construction 1952
Structure Not Identified in Historic Resources Inventory
End of 75 Day Period: March 14, 2020

Chair Genser made a motion that no further hearing is required. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser
NAYS: None
ABSTAIN: None
ABSENT: Brand, Sloan

8. **CONSENT CALENDAR:**

- 8-A. Certificate of Appropriateness 19ENT-0467, 321-415 Palisades Beach Road/Pacific Coast Highway (Annenberg Community Beach House), consideration to allow the repair and rehabilitation of the pool tile including the in-kind replacement of deteriorated marble tile at the pool deck, replacement of mosaic pool tile, and rehabilitation of hand-painted tiles at the former Marion Davies Estate, a designated City Landmark.

7:23 PM

The following *ex parte* disclosures were provided: Commissioner Green and Chair Genser visited the property with the project team. Commissioner Breisch and Chair Pro Tempore Rosenbaum have visited the property but not specifically in advance of this item.

Chair Genser made a motion to approve per the Staff Report. Commissioner Shari seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser

NAYS: None

ABSTAIN: None

ABSENT: Brand, Sloan

9. **OLD BUSINESS:** None

10. **NEW BUSINESS/PUBLIC HEARINGS:**

10-A. Landmark/Structure of Merit Designation 19ENT-0329, 824 Woodacres Road to determine whether the subject residential building, in whole or in part, should be designated as a City Landmark or Structure of Merit and, if designated as a Landmark, whether an associated Landmark Parcel should be defined and described in order to preserve, maintain, protect, or safeguard the Landmark. The Landmarks Commission will consider whether, based on written materials and public testimony presented, that the building meets one or more of the required criteria for Landmark designation pursuant to SMMC Section 9.56.100(A), or criteria for Structure of Merit designation pursuant to SMMC Section 9.56.080.

7:25 PM

The following *ex parte* disclosures were provided: Commissioners Shari, Green, and Chair Genser visited the site with the property owner and their representatives. Commissioners Breisch and Chair Pro Tempore Rosenbaum visited on their own.

Chair Pro Tempore Rosenbaum made a motion to grant the applicant team a total of 10 minutes to present and provide a rebuttal. The motion was seconded by Commissioner Breisch and approved by unanimous voice vote.

7:28 PM

Mr. Mizokami presented the staff report.

Ken Kutcher of Harding Larmore Kutcher & Kozal (HLKK)ss stated that the owners pulled permits for a certain scope of work and during the permit and demolition

work found conditions that indicated a demolition permit would be required. He confirmed that at that point work was stopped and the property owner applied for a demolition permit.

Laura O'Neill, historic preservation consultant with GPA Consulting, made a presentation for the owner's team. She noted that the property was developed by the Jensen family in 1958, after most of the properties in the subdivision were already developed. The property remains in the Jensen family. Ms. O'Neill discussed the history of the property development and alterations to the property. She stated that the building is noted in the Historic Resources Inventory (HRI) as an example of Modern Ranch architecture and noted that this was not an important or prevalent style in the city.

Andrew Worswick, neighbor, stated that while he has a great interest in history and preservation, he does not believe that the property is worthy of Landmark or Structure of Merit status.

7:54 PM

The Commissioners discussed and agreed that the house is a fairly common style and noted that there are better examples in Santa Monica and hundreds more examples in Los Angeles County. The Commissioners agreed that the property did not satisfy any of the criteria, including Criteria 1 or 4.

Commissioner Green made the motion to deny Landmark and Structure of Merit designations, based on the findings and conclusion in the staff report. The motion was seconded by Commissioner Shari. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser

NAYS: None

ABSTAIN: None

ABSENT: Brand, Sloan

- 10-B. Landmark Designation application 19ENT-0372, 633 21st Street, to determine whether the residence, in whole or in part, should be designated as a City Landmark and, if so designated, whether an associated Landmark Parcel should be defined and described in order to preserve, maintain, protect, or safeguard the Landmark. The Landmarks Commission will consider the application based on whether the application, research and public testimony presented demonstrates that the building meets one or more of the required criteria for Landmark designation pursuant to SMMC Section 9.56.100(A).

8:00 PM

The following *ex parte* disclosures were provided: All Commissioners confirmed that they had recently visited the property. Chair Genser and Commissioner Shari

noted that they were both on the Commission when the property came before them as a demolition permit application in 2007 and each voted to take no action.

Mr. Mizokami provided the staff report. He stated that the property was previously reviewed as a demolition permit and did not receive a full evidentiary review from the Commission. A Designation was subsequently filed that included information about the style of the property and associations. Mr. Mizokami stated that the assessment by Ostashay and Associates concluded that the property is ineligible for Landmark designation, and that staff agrees with that assessment.

The Commission noted that the applicant was absent. Staff stated that the item was properly noticed and that staff received email confirmation from the applicant. The Commission discussed continuing the item or proceeding with a vote.

Ken Kutcher of HLKK, representing the property owner, urged the Commission to act on the application and to deny the application. Laura O'Neill of GPA, representing the property owner, provided a review regarding the applicant's assertions about the style and associations with architect Cliff May. She stated that there is no documented association with Cliff May, and that the property appears to be a typical speculative home. It appears as more of a Ranch plan as identified in the HRI, even though it may be Minimal Traditional in its styling.

8:15 PM

Commissioner Breisch noted the property does not appear to be a Landmark. He stated that the Ranch house was common during this period and that there were plan books for this type of house. This house is a good example of a speculative house, he noted, but it does not appear to be special in any way. Chair Pro Tempore Rosenbaum stated that there was substantial evidence in the record to deny the application, and that the applicant was duly notified of the hearing.

The Commission seemed to share the same opinion, and also agreed with staff and the consultant assessment that the association with the previous owner was not sufficient to meet the criteria.

Commissioner Shari made the motion to deny Landmark Designation based on the findings in the staff report. Commissioner Green seconded the motion. A roll call was held for the motion and approved by the following vote:

AYES: Breisch, Green, Shari, Rosenbaum, Genser

NAYS: None

ABSTAIN: None

ABSENT: Brand, Sloan

11. **DISCUSSION ITEMS:**

- 11-A. Discussion and possible selection of a Commissioner(s) to address the City Council regarding the Commission's decision to designate the residence located at 1531 Georgina Avenue as a City Landmark at future appeal hearing(s) (Landmark Designation 19ENT-0281).

8:21 PM

Chair Genser inquired about the upcoming City Council hearing date. Staff confirmed it is currently scheduled for March 10th. Commissioner Breisch volunteered to attend the hearing (but noted that he would be unable to attend if the hearing date moves to a Special Meeting on March 17th).

- 11-B. Update from the Landmarks Ordinance Update Subcommittee and Staff on recent activities related to recommendations for the proposed update to the Landmarks Ordinance, Santa Monica Municipal Code Chapter 9.56, including but not limited to, discussions held, recommendations formulated, input received, and upcoming Subcommittee meetings.

Chair Pro Tempore Rosenbaum noted that the Subcommittee had met with the Conservancy and continued their discussion on criteria for Structures of Merit and Landmarks.

- 11-C. Update from the San Vicente Courtyard Apartments Historic District Ordinance Subcommittee and Staff on the draft Ordinance and to discuss next steps, including but not limited to, upcoming Subcommittee meetings.

None.

- 11-D. Update from the Public Education and Media Outreach Subcommittee on recent activities related to enhancing the awareness of, and engagement and participation in, the City's historic preservation programs and activities.

7:33 PM

Commissioner Shari stated that the Subcommittee members have met with all the neighborhood associations and select targeted community groups. Many of them have been very receptive to the City's preservation program as presented in the new brochure.

- 11-E. Report from Landmarks Commission Liaison to the Architectural Review Board (ARB) on recent ARB consideration and action taken on proposed projects involving additions to or modifications of potential historic resources.

Stephanie Reich, Design and Historic Preservation Planner, spoke in the absence of Commissioner Brand (ARB Liaison). She stated that the February 3rd ARB meeting will discuss the streamlining of Architectural Review. She noted that this

will not impact the current review of HRI properties, which will still go before the Board.

- 11-F. Report from Landmarks Commission representative to the Santa Monica Pier Corporation (SMPC) on recent SMPC activities and action taken on proposed projects involving the Landmark Santa Monica Pier.

Commissioner Green noted that the Pier Board stated satisfaction with the Landmarks brochures, and that the next SMPC meeting will be January 23rd.

- 11-G. Update from Staff on notable activities affecting any designated Landmarks or Structures of Merit.

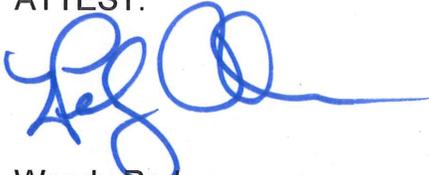
Mr. Mizokami stated that there have been two staff level approvals:

- Rehabilitation for windows at 2663 Main Street (Mendota Block building)
- Repairing and replacing windows in-kind and making minor modifications to the roofing material at 2518 4th Street (4th Street Historic District)

- 11-H. Planning Commission Case List (Information Only).

12. **WRITTEN COMMUNICATIONS:** (Public and Commission discussion and comment is permitted.) None.
13. **FUTURE AGENDA ITEMS:** (Requests from Commissioners to add items to upcoming agendas) None.
14. **NEXT MEETING DATE AND COMMISSION AGENDA:** Special Meeting of the Landmarks Commission: 7:00 PM Monday, February 10, 2019 at the Civic Auditorium, East Wing, 1855 Main Street, Santa Monica
15. **ADJOURNMENT:** Commissioner Breisch made a motion to adjourn the meeting at 8:33 PM on Monday, January 13, 2020.

ATTEST:



Wendy Radwan
Recording Secretary

APPROVE:



Roger Genser
Chair