

**LANDMARKS COMMISSION
OF THE CITY OF SANTA MONICA
STATEMENT OF OFFICIAL ACTION**

PROJECT

SUBJECT: 20ENT-0199
ADDRESS: 1413 Michigan Avenue
APPLICANT: EAH Housing
REQUEST: Consideration of Certificate of Appropriateness 20ENT-0199 for a proposed project (20ENT-0079) located at 1413 Michigan Avenue consisting of a 4-story, 100% affordable housing project with 57 units, 1 manager unit, ground floor amenities, 12 parking spaces, and the rehabilitation of a one-story landmark structure (Santa Monica Nikkei Hall).

LANDMARKS COMMISSION ACTION

<u>08/24/2020</u>	Date
<u> X </u>	Approved based on the following findings and subject to the conditions below.
<u> </u>	Denied
<u> </u>	Other

EFFECTIVE DATE OF ACTION

08/24/2020 Certificate of Appropriateness 20ENT-0199

EXPIRATION DATE OF PERMIT GRANTED

08/24/2021 Certificate of Appropriateness 20ENT-0199

CERTIFICATE OF APPROPRIATENESS FINDING (SMMC 9.56.140(A))

1. The proposed work will not detrimentally change, destroy or adversely affect any exterior feature of the Landmark or Landmark Parcel upon which such work is to be done in that existing material would be refurbished rather than replaced

and non-original, inappropriate modifications to the building will be replaced with more historically appropriate material. All proposed work will be executed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and will not result in any impacts to the overall integrity of the Landmark building and associated Parcel.

2. The exterior features of the new construction would not adversely affect and not be disharmonious with the cultural Landmark situated upon the Landmark Parcel in that the proposed building would provide deference to the Landmark in terms of spacing, scale and massing. Specifically, the addition is positioned so that it appears to "float" above the Landmark, the front lobby is canted in plan to enhance views of the Landmark from the corner, and the addition is three-dimensionally differentiated from the Landmark structure.

The design of the new housing development is harmoniously simple, with relatable lines and rectilinear forms of the single-story Landmark. The new construction is appropriately differentiated with a more transparent ground floor, non-orthogonal lines, texture, and stepped massing. The proposed project would be done in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

CONDITIONS

1. This approval is for the plans dated August 24, 2020, which are on file in the City Planning Division, except as amended by any conditions contained herein. Significant changes to the project design that are within the Commission's purview shall require review and approval by the Landmarks Commission. Minor changes may be approved administratively pursuant to all applicable guidelines and shall be subject to staff's approval and consistent with the findings of fact contained herein.
2. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Commission. Pursuant to Landmarks Ordinance Section 9.56.170(h), this approval shall expire within 18 months 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.
3. This decision may be appealed by properly filing with the Director of the Community Development Department a Notice of Appeal on a form furnished

by the Community Development Department. Such notice shall be filed within a ten (10) day time period commencing from the date of the determination.

4. All required Planning and Building Permit approvals shall be obtained. Project plans shall be subject to complete Code Compliance review when the building plans are submitted for plan check and shall comply with all applicable provisions of Article IX of the Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica prior to building permit issuance.

VOTE:

Ayes: Brand, Breisch, Green, Shari, Chair Pro Tem Rosenbaum, Chair Genser
Nays: None
Abstain: None
Absent: Sloan

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

NOTICE

If this is a final decision not subject to further appeal under the Landmark and Historic District Ordinance of the City of Santa Monica, Santa Monica Municipal Code Chapter 9.56, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Landmarks Commission of the City of Santa Monica.

Roger Genser, Chairperson

Date