



CITY OF SANTA MONICA
CITY PLANNING DIVISION

**ARCHITECTURAL REVIEW BOARD
STATEMENT OF OFFICIAL ACTION**

PROJECT

CASE NUMBER: 20ARB-0204

LOCATION: 2425 20th Street

APPLICANT: Scott Myers, Empire Associates

CASE PLANNER: Ross Fehrman, AICP, Associate Planner

REQUEST: Review the design, colors, materials, and landscape plans for the construction of a new two-story, three-unit condominium development totaling 5,464 square feet with one subterranean level of parking.

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.

ARCHITECTURAL REVIEW BOARD ACTION

October 19, 2020 Approved with conditions.

_____ Denied.

_____ Other.

EFFECTIVE DATE OF ACTION: October 29, 2020

FINDINGS:

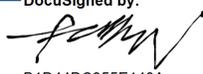
- A. The plan for the proposed building or structure is expressive of good taste, good design, and in general contributes to the image of Santa Monica as a place of beauty, creativity and individuality in that the contemporary building is simple and expresses a clear architectural idea. Its design is further enhanced by high quality materials and simple color palette. The perceived mass is appropriately addressed through various design techniques so that it is consistent with and appropriate to the adjoining buildings and surrounding context. 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 dark solid cement boards, anodized aluminum windows, and board formed concrete planters 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. Additionally, the mass and scale takes into consideration the surrounding context with single-unit residential to its rear.
- 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 plan check submittal, the applicant shall submit for staff's review and approval additional lighting detail including mitigation to avoid light glare on adjacent properties to the greatest extent feasible.
- 2. 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.

3. 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.
4. 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.
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 24 months from its effective date, or 30 months if in the Coastal Zone unless appealed.
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.
9. No building permit shall be issued for the project until the developer complies with the requirements of the Santa Monica Municipal Code with respect to applicable fees. No building permit shall be issued for the project until the developer complies with the requirements of Part 9.30.040 of the Santa Monica Municipal Code, Private Developer Cultural Arts Requirement.

If the developer elects to comply with these requirements by providing on-site public artwork or cultural facilities, no final City approval shall be granted until such

DocuSigned by:

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Patrick Tighe, Vice Chair

1/21/2021

Date

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