



CITY OF SANTA MONICA

**DRAFT MINUTES
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING**

VIA TELECONFERENCE PURSUANT TO
EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR GAVIN NEWSOM

MONDAY, OCTOBER 19, 2020
7:00 PM

1. CALL TO ORDER:

Vice Chair Tighe called the meeting to order at [7:04 PM](#).

2. ROLL CALL

PRESENT:

Barbara Coffman
Kevin Daly
Barbara Kaplan
Patrick Tighe, Vice Chair
Craig Hamilton

ALSO PRESENT:

Stephanie Reich, AIA LEED® AP, Design & Historic Preservation Planner
Melissa Zak, Staff Assistant

ABSENT:

Therese Kelly, Chair
Joshua Rosen

3. SECRETARY'S REPORT

Stephanie Reich, AIA, LEED AP, Design and Historic Preservation Planner, informed the Board that on September 08, 2020, the City Council approved expanded staff review authority in order to streamline the Architectural Review process. The second reading was on October 13, 2020 and changes will go into effect on November 13, 2020. Resolutions can be viewed online on the City Council website attached to those agendas. Ms. Reich welcomed back Board members Hamilton and Kaplan and stated that both were sworn in just prior to the meeting. Ms. Reich also noted that the November 2, 2020 ARB meeting will be cancelled, and the next meeting of the Board

will be November 16, 2020. Ms. Reich also noted that for item 7.2, Condition 5 was included in error and should be deleted.

4. APPROVAL OF MINUTES:

- None

5. PUBLIC HEARINGS AND INPUT:

- None

6. EX PARTE COMMUNICATION

- None

7. REVIEWS: *Public Input Permitted*

A. CONSENT CALENDAR:

7.1 19ARB-0300: 1802 Santa Monica: Commercial Building

Approval of building design, colors, materials, and landscape plans for a new two-story, Jeep automobile dealership/showroom with ancillary auto repair service and three levels of basement area and subterranean parking.

ACTION: APPROVED

7.2 20ARB-0157: 1514 7th Street: Mixed-Use and Sign Program

Approval of building design, colors materials, landscape plan and a sign program for the construction of a new 8-story, mixed use building with 1,018 square feet of ground floor commercial retail space, 50 deed restricted affordable residential dwelling units, and two levels of subterranean basement storage and utility area.

ACTION: APPROVED WITH CONDITIONS

CONDITIONS:

1. Remove condition #5.

7.3 20ARB-0204: 2425 20th Street: Multi-family Residential

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

Staff Assistant Melissa Zak read public correspondence received from Sam Peach and Greg Morena into the record.

ACTION: APPROVED

Board member Daly made a motion to approve Items **7.1- 7.3** on the Consent Calendar. Board member Hamilton seconded the motion. The motion was unanimously approved by the following vote:

Ayes: Kaplan, Hamilton, Daly, Coffman, Tighe

Nays: None

Abstain: None

Absent: Kelly, Rosen

B. REGULAR CALENDAR:

a. Resubmissions

None

b. New Submissions

7.4 20ARB-0205: 3280 Lincoln Boulevard: Mixed-Use

Approval of the design, colors, materials, and landscape plans for the construction of a new two-story, approximately 32 feet high, 2,975 square-foot mixed use project comprised of one residential dwelling unit and 4 parking spaces located on an irregular lot within the GC (General Commercial) District.

ACTION: CONTINUED

Ms. Reich provided the staff presentation. John Hamilton, Hamilton Architects, presented the project.

The Board was generally supportive of the project and the hybrid use, although they agreed that the project appeared to be too formally complex for its modest size. The Board continued the item with the following comments and recommendations:

- Simplify the project further, to create a stronger architectural idea;
 - Reconsider the conditions where forms overlap: sometimes the forms overlap and sometimes not, and there should be a consistent form-making approach.
- Reconsider the geometry of the commercial entry.
- Develop and reconsider the pattern of the perforated material to ensure it's properly scaled to the project;
 - Develop details of the perforated metal, pattern and attachments as well as other details where forms and materials meet.
- Improve the landscaping in the parkway.

- Provide more seating in the outdoor at-grade space.
- Ensure the quality of the wood finish is similar to that shown in the renderings.

8. PRELIMINARY REVIEW:

8.1 1665 Appian Way: Residential Duplex

Preliminary review of a new Tier 2, three-story, two-unit residential development with one level of semi-subterranean parking. The proposed project is located in the Medium-Density Residential (R3) zone district and is associated with 16ENT-0112 (Development Review Permit) and 16ENT-0113 (Front Setback Variance).

Ms. Reich presented the staff report. Ralph Mechur, architect, presented the project for the applicant.

The Board members expressed support for the fully developed plan, although Board member Daly suggested that two side-by-side units may result in a more successful design. The Board provided the following observations and recommendations:

- Elevations and three-dimensionality of the design should be reconsidered and further developed to match the development of the plans.
- The two pool elements may be too massive for the lightness of the building design and should be reconsidered to be better integrated into the overall building design.
- The western façade appears over exposed, and should be re-evaluated for function, shade and design;
 - Currently the railing is shown as horizontal wood elements. There is an opportunity to develop that element into a layer of brise soleil, which might provide shade, shadow and improve the proportions of the design.
 - Reconsider the use of wood as it may not weather well at the beach.
 - Western façade is too glassy, north and south facades are too solid. Building design should be more holistic, with facades relating more to one another.
- The project appears very solid and unfriendly to the pedestrian, and should offer more openness and appropriate scale to the pedestrian while creating a buffer to the very public and busy Appian Way;
 - Walk streets are about connection and the connection to the pedestrian is important to the project and its context.
- The lower unit appears to low in floor-to-floor height in relationship to the upper unit;
 - Upper unit is proportionally out of scale with the rest of the building.

- Consider creating a more solid “base” and flipping the floors for better proportionality.
- Reconsider the canopy at the roof as it appears too small for function or design.
- Consider employing planters on the balcony to assist in a three-dimensional solution and to soften the look of the project.

8:33 PM

Board Member Hamilton left the meeting.

8.2 1650 Euclid Street: Creative Office

Preliminary review of a new Tier 2, three-story, 39,389 SF creative office building with 134 subterranean parking spaces. The project is located in the Industrial Conservation (IC) District and is associated with Development Review Permit 19ENT-0429 which requires a Preliminary Review.

Ms. Reich presented the staff report. Kevin Mulcahy, RAC Design Build, introduced Field Operations and Red Car presented the project, noting that at this location Euclid is a dead end street, and the project site is approximately a nine-minute walk from the Expo Light Rail. Aaron Kelley, Field Operations, presented the landscape architecture design.

Board members were very supportive of the preliminary design and the overall presentation of the submittal package, and had the following comments:

- The architecture and landscape design present a strong idea, strategy of separate buildings with a linear court is positive.
- The dense mass of the north building as a normative Santa Monica warehouse building is problematic;
 - The mass of the building is overwhelming to the rest of the project.
 - Project can benefit greatly by a reconsideration of this building form.
 - Provide a pattern or relationship that weaves the elements together, even if it's subtle.
- Alley elevation and planting is positive aspect of the design.
- Improve the building and landscape design as viewed from Euclid and from the north- the north elevation is very harsh.
- The landscape design complements the architecture and is well conceived as a concept, although the relationship to the street should be improved;
 - Visual connection between the street and the courtyard is very important, breaking through the landscape wall for a visual connection is necessary.
 - Ensure proper plant depth for all planting.

- First level court seems bare, consider improving while providing flexibility.
- Entry is strong but too forbidding as viewed from the street, breaking through the cactus wall is important to foster an active creative space.

9. REFERRALS TO STAFF

- None

10. ADJOURNMENT

Ms. Reich announced the next regular meeting of the Architectural Review Board will be November 16, 2020, and the first meeting in November has been cancelled.

Vice Chair Tighe adjourned the meeting at [8:57 PM](#) on Monday, October 19, 2020.