

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

PROJECT

SUBJECT: LC-07CA-006
ADDRESS: 2646 2nd Street
APPLICANT: Braden Powell
REQUEST: Design approval for a new single-family residence on a vacant, non-contributing parcel located in the Third Street Neighborhood Historic District.

LANDMARKS COMMISSION ACTION

<u>06/11/2007</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

06/21/2007 Certificate of Appropriateness LC-07CA-0006

EXPIRATION DATE OF PERMIT GRANTED

06/21/2008 Certificate of Appropriateness LC-07CA-0006

CERTIFICATE OF APPROPRIATENESS FINDINGS (SMMC 9.40.030)

1. The proposed project is included within the list of work enumerated in SMMC Section 9.40.020 (d) (4).
2. The exterior features of the proposed new improvement on a parcel located within the Third Street Neighborhood Historic District boundaries and its placement on the

property would not adversely affect and would not be disharmonious with the District character as set forth in Section 9.36.290, and with the scale, materials and massing of the contributing structures within the District in that the scale, massing, volume and materials proposed in the two-story single-family residence are consistent with the District's intention that new structures should respect the neighborhood's historic scale and character. To achieve compatibility with the District's character, while addressing the narrow lot condition, Code-required parking and Building Code requirements, the proposed residence has been scaled down to complement the District's contributing structures. The 18 foot height at the front wall slopes up to 23 feet in the front portion of the building. The proposed mezzanine level has been setback on all four elevations so that the roof line will not be visible from the pedestrian's view on the sidewalk or from the ground level on adjacent properties. Through articulation of the front and side elevations, and particularly the north side elevation, which is highly visible from Second Street, the proposed structure relates harmoniously to its placement within a historic district as called for in the District's Design Guidelines, which advise that infill buildings should "maintain setbacks, heights, and overall building shapes that are similar to surrounding contributing buildings in the Historic District." Although the adjacent contributing structure to the south is one story, many contributing District structures are two-story homes, and it is appropriate to allow two stories on this property, provided that the design of the proposed structure does not overwhelm nearby contributing properties. Although it is preferable for buildings in the District to have direct front door access facing the street, due to the physical limitations of this narrow, 25-foot-wide lot and its lack of alley access, the proposed front elevation, as designed with a single-car garage, front-facing entry loggia, and an overhanging second floor balcony, is an appropriate solution for a new structure on this particular District property. Therefore, the proposed project is consistent with the standards and guidelines for the Third Street Neighborhood Historic District.

CONDITIONS

1. This approval is for proposed project at 2646 2nd Street as shown on plans dated May 31, 2007, which are on file in the City Planning Division, except as amended herein.
2. Prior to issuance of a Building Permit, the applicant shall submit revised project plans to the Landmarks Commission Secretary for review and approval indicating the use of grass-crete or turf block in the driveway in lieu of the proposed concrete pavers.
3. 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 9.36.170(h), this approval shall expire within one year 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 9.36.250 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.

4. This decision may be appealed by properly filing with the Director of Planning and Community Development a Notice of Appeal on a form furnished by the Planning and Community Department. Such notice shall be filed within a ten (10) day time period commencing from the date of the determination.
5. All required Planning and Building Permit approvals shall be obtained.

VOTE:

Ayes: Berley, Lehrer, Shari, Chair Fresco
Nays: Kaplan
Abstain: Bach, Genser (Recused)
Absent: None

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, 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 1400.

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

Nina Fresco, Chairperson

Date _____