



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, March 2, 2011

David Gebhard Public Meeting Room: 630 Garden Street

1:30 P.M.

**COMMISSION MEMBERS:**

SUSETTE NAYLOR, *Chair* – Present  
 DONALD SHARPE, *Vice-Chair* – Present  
 LOUISE BOUCHER – Present  
 MICHAEL DRURY – Absent  
 WILLIAM LA VOIE – Present  
 FERMINA MURRAY – Present  
 JUDY ORÍAS – Present  
 CRAIG SHALLANBERGER – Absent  
 PHIL SUDING – Present

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

MICHAEL SELF – Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON – Present from 2:30 p.m. to 3:30 p.m.

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Present until 2:30 p.m. and again 3:03 p.m. to 3:15 p.m.  
 JAKE JACOBUS, Urban Historian – Present  
 SUSAN GANTZ, Planning Technician – Absent  
 TONY BOUGHMAN, Planning Technician – Present for the Consent Calendar  
 GABRIELA FELICIANO, Commission Secretary – Present

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

<b>HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST</b> (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PROJECT DESIGN APPROVAL</b>	Required	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.69 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- \*\* The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- \*\* The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets were brought to the meeting, motions for Project Design Approval or Final Approval would be contingent upon staff review for code compliance.
- \*\* Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- \*\* The Commission may refer items to the Consent Calendar for Project Design Approval and Final Historic Landmarks Commission approval.
- \*\* **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.**
- \*\* **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- \*\* **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc). **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470, extension 3311, or by email at [SGantz@SantaBarbaraCA.gov](mailto:SGantz@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

- A. That on Friday, February 25, 2011, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 *Live Broadcast*. An archived video copy of this meeting is viewable on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking *Online Meetings*.

**GENERAL BUSINESS:**

- A. Public Comment:

Kellam de Forest, local resident, commented on the rehabilitation of the Structure of Merit known as the "Flores Casita" located at 1809 Stanwood Drive.

- B. Approval of the minutes of the Historic Landmarks Commission meeting of February 16, 2011.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of February 16, 2011, with correction.**

Action: Boucher/La Voie, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

- C. Consent Calendar.

**Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; with the exception of Item G, which was also reviewed by Philip Suding.**

Action: Boucher/La Voie, 7/0/0. (Suding stepped down from Item D. Drury/Shallanberger absent.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Mr. Jacobus announced the following changes to the agenda:

- a) The hearing for the project at 34 W. Victoria Street, which was continued from February 2<sup>nd</sup>, was postponed two weeks to March 16<sup>th</sup> at the architect's request.
- b) Commissioner Sharpe would be stepping down on Item 5 at 101 W. Canon Perdido Street.
- c) Commissioner Drury would be absent from the meeting.
- d) Item D on the Consent Calendar was referred to the Full Board and would be heard first.

2. Mr. Jacobus updated the Commission with respect to the building storefront at the commercial building located at 1329-1331 State Street that was damaged recently.

3. Commissioner Suding announced he would be attending the March 17 Planning Commission meeting with respect to the Salinas Ramps Project, which is part of the Highway 101 Milpas Street to Hotsprings Road/Cabrillo Blvd. Operational Improvement Project.

4. Commissioner Suding announced he would be stepping down from Item 7.

## E. Subcommittee Reports.

No subcommittee reports.

**REVIEW AFTER FINAL –REFERRED FROM CONSENT**D. **318 STATE ST****C-M Zone**

(1:42) Assessor's Parcel Number: 037-254-020  
 Application Number: MST2010-00167  
 Owner: 318 State St Properties, LLC  
 Architect: Cearnal Andrulaitis Architecture

(This project location is 321 Anacapa Street. This is a **Structure of Merit: "Seaside Oil Company Building and Showroom aka Andalucía Building."** Proposal for a facade remodel at the rear elevation of an existing structure at 318 State Street including the removal of nine existing windows, sandblasting an existing brick facade, a new plaster entry surround, new doors, trellis, canvas awnings, paint, truck dock with roll-up door, parapet, and light fixtures. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

**(Review After Final to clarify timber construction at trellis and storefront, clarify HVAC rooftop equipment, and add a man door on east elevation.)**

Present: Jeff Hornbuckle, Designer

Public comment opened at 1:47 p.m. and, as no one wished to speak, it was closed.

**Motion: Final Approval of Review After Final with the following comments and conditions:**

1. The new stairway, handrail, and man doors on the east elevation are acceptable as presented.
2. The HVAC rooftop equipment shall be painted to match the roof surface.
3. Glue-laminate material for the trellis is not acceptable. Genuine wood, either rough sawn or other, is preferred.

Action: Boucher/Sharpe, 4/0/2. (La Voie/Orías abstained. Suding stepped down. Drury/Shallanberger absent.) Motion carried.

**HISTORIC STRUCTURES REPORT****1. 322 E CAÑÓN PERDIDO ST**

C-2 Zone

(1:55) Assessor's Parcel Number: 031-021-028  
 Application Number: MST2010-00365  
 Owner: Craddock Living Trust  
 Architect: Peter Becker

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** Proposal for residential alterations including the following new work: two pairs of French doors, a wall around a portion of the existing entry porch, a 22 linear foot long wood fence at the front property line, a 87 linear foot long stucco wall at the interior property line, new wrought iron driveway gates, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

**(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the structure is eligible for listing as a Structure of Merit.)**

Present: Peter Becker, Architect  
 Dr. Pam Post and Tim Hazeltine, Historical Consultants  
 Michael Berman, City Environmental Analyst

Staff comments: Jake Jacobus, Associate Planner/City Historian, commented that the house is the product of two significant female architects and has been altered over time. Michael Berman, Environmental, Analyst, recommended that the Commission provide feedback for the preparers of the report with respect to the proposed changes to the project.

Commissioner Murray disclosed that she spoke to the owner and the architect.

**Motion: To table the review of the report until after the review of the project.**

Action: La Voie/Sharpe, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

(2:42)

**Motion: Continued two weeks to allow revisions to be made to the report.**

Action: La Voie/Sharpe, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED****2. 322 E CAÑÓN PERDIDO ST**

C-2 Zone

(2:07) Assessor's Parcel Number: 031-021-028  
 Application Number: MST2010-00365  
 Owner: Craddock Living Trust  
 Architect: Peter Becker

(This structure is on the **City's List of Potential Historic Resources: "Pedotti House."** Proposal for residential alterations including the following new work: two pairs of French doors, a wall around a portion of the existing entry porch, a 22 linear foot long wood fence at the front property line, a 87 linear foot long stucco wall at the interior property line, new wrought iron driveway gates, a wider entry door in the legal accessory building, a new flat glass skylight, a new plaster chimney, and a repaved driveway. Total development on this 7,405 square foot parcel will be 2,001 square feet and will be 66% of the maximum guideline floor-to-lot-area ratio.)

**(Second Concept Review. Action may be taken if sufficient information is provided. Requires Historic Resource Findings.)**

Present: Peter Becker, Architect  
 Dr. Pam Post and Tim Hazeltine, Historical Consultants  
 Michael Berman, City Environmental Analyst

Public comment opened at 2:20 p.m.

Kellam de Forest, local resident, commented on the Historic Structures Report and rehabilitation of the house.

Public comment closed at 2:22 p.m.

Discussion of proposed Mitigation Measures as described in the Historic Structures Report:

**1. Eliminate proposed skylight from the design scheme for the east elevation.**

The majority of the Commission disagreed with the report and suggested that a low profile skylight would be acceptable. At least one Commissioner would like to see the skylight reduced in size.

**2. Revise the design scheme for the enclosed porch on the east elevation to clearly differentiate the addition from the historic wings of the house by, for example, employing board and batten siding instead of stucco or explore making the exterior wall more semi-transparent.**

The majority of the Commission agreed that, if the door was pulled back significantly, it would be an acceptable enclosure.

**3. Revise the proposed design to eliminate the French door from the north elevation, leaving the existing window intact.**

Unanimous agreement with report to eliminate the French door on the front elevation.

**4. Revise the proposed design to eliminate the grape stake fence.**

Unanimous disagreement with report. It would be an acceptable fence if it was reduced in height to three or four feet and it be semi-transparent by removing every-other picket and providing landscape material.

**5. Simplify the design of the entrance gates to make them more referential to the vernacular-inspired Spanish Colonial Revival style of the house.**

Unanimous agreement with report. It was requested that the curl detail be eliminated to help in simplifying the design.

**6. Additional recommended Mitigation Measure: East elevation bay window.**

Refine the proposed configuration of the bay window. It would be preferred that plaster be used on the house instead of the proposed wood.

**Motion:** Continued two weeks with changes to be made to the proposal based on the mitigation measures discussion.

**Action:** La Voie/Boucher, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

**CONCEPT REVIEW - NEW****3. 210 W CARRILLO ST**

C-2 Zone

(2:43) Assessor's Parcel Number: 039-271-025  
 Application Number: MST2011-00061  
 Owner: DBN Carrillo LLC  
 Architect: AB Design Studio

(Proposal for exterior facade changes to an existing building in the Radio Square retail center including the following: new exterior paint color, new windows along Carrillo Street, new storefront, new 397 square foot patio along the De la Vina Street frontage, and the removal of two existing ficus trees and one existing palm tree. No new floor area is proposed. The parking requirement for this parcel is 94 spaces, with 72 legal, nonconforming spaces to be maintained.)

**(Action may be taken if sufficient information is provided.)**

**Present:** Clay Aurell and Anthon Ellis, Architects  
 Chris Gilliland, Landscape Architect

Public comment opened at 2:55 p.m.

Kellam de Forest, local resident, commented on the previously proposed Radio Square project, original structure design and ficus tree at intersection as a character defining feature.

Geof Bard, local resident, spoke in support of the project and commented on the style of windows, solar panels on the roof, and the historic importance of the building.

Public comment closed at 3:01 p.m.

**Motion:** Continued two weeks with the following comments:

1. There is concern with the incomplete description of work on the plans.
2. El Pueblo Viejo District Guidelines should be applied with respect to the use of Spanish Mediterranean architectural design.
3. The importance of significant trees cannot be underlined enough. If trees are to be removed, they should be replaced with trees of similar value and biomass.
4. Retainment of the Tipu Tree (*Tipuana tipu*) is appreciated.

**Action:** La Voie/Boucher, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

**PROJECT DESIGN REVIEW****4. MISSION CREEK**

HRC-2/SD-3 Zone

(3:17) Assessor's Parcel Number: 033-041-012  
 Application Number: MST2008-00360  
 Owner: Redevelopment Agency of Santa Barbara  
 Applicant: Thomas Conti, City Project Engineer  
 Applicant: Jon Frye

(Proposal to remove and replace Mission Creek banks with a combination of vertical walls and landscaped slope protection. The Mason Street bridge will also be replaced as part of this project.)

**(Project Design Approval and Final Approval of this phase is requested. Phase I of this project includes demolition of existing flood walls, construction of new flood walls, and installation of new flood wall fencing. The project received Planning Commission approval of a Coastal Development Permit and requires compliance with Planning Commission Resolution No. 036-08.)**

Present: David Black, Architect  
 Tom Conti, City Project Engineer

Public comment opened at 3:20 p.m. and, as no one wished to speak, it was closed.

**Motion: Project Design and Final Approval with the following conditions:**  
 1. Sandstone cap wall dimensions shall have variances in length and height.  
 2. Back side of the cap shall wrap around the bond beam.  
 Action: La Voie/Sharpe, 7/0/0. (Drury/Shallanberger absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 3:25 P.M. TO 3:37 P.M. \*\***

**FINAL REVIEW****5. 101 W CAÑÓN PERDIDO ST**

C-2 Zone

(3:39) Assessor's Parcel Number: 037-042-023  
 Application Number: MST2009-00397  
 Owner: Verizon California, Inc.  
 Agent: Blu Croix Ltd.  
 Landscape Architect: Arcadia Studio  
 Engineer: Penfield & Smith

(Proposal for a one-lot subdivision into two new lots and conversion of existing office space into four commercial condominium units in an existing four-story telecommunications switch facility. Also proposed on this 75,134 square foot parcel is the installation of a new ADA accessible lift at the Chapala Street entry and street improvements. No new floor area is proposed. Staff Hearing Officer approval is requested for the Tentative Subdivision Map and the condominium conversion.)

**(Final Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 104-09.)**

Present: Michael Morgan, Agent  
 Kathleen Kennedy, City Associate Planner



Public comment opened at 3:47 p.m.

Kellam de Forest, local resident, spoke in support of the project. He commented on the blue tile and the bulb-out that were eliminated from the proposal.

Public comment closed at 3:48 p.m.

**Motion: Continued two weeks with the following comments.**

1. Proposed wrought iron samples are acceptable. Restudy the cornice. Materials of the railing should be traditional and appropriate to the building.
2. Reconsider proposed removal of the columns and explore an alternate solution that retains the columns in order to respect the style of the building.
3. Elevations should be drawn showing the entire building in order to display how the proportions of the proposed entry are appropriate to the building as a whole.

Action: Naylor/Boucher, 4/0/2. (La Voie/Orías abstained. Sharpe stepped down. Drury/Shallanberger absent.) Motion carried.

## **PROJECT DESIGN REVIEW**

### 6. **26 CHAPALA ST**

R-4/SD-3 Zone

(4:08) Assessor's Parcel Number: 033-102-001  
Application Number: MST2010-00176  
Owner: Dario Pini  
Architect: Bryan Murphy

(The 10,000 square foot project site is currently developed with a 5,602 square foot, 11-unit apartment/hotel complex. The proposed project involves exterior alterations including the replacement of all existing windows, extending an existing second-floor balcony corridor and adding a 36" porch wall, a facade remodel, relocation of an as-built trash enclosure, and a revised landscape plan including the replacement of two existing 12 foot tall palm trees canopy trees. The discretionary applications required for this project are zoning modifications to allow alterations within the required 10'-0" front setback on Mason Street and a reduction of the required outdoor living space. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved with permeable pavers and reconfigured to comply with the Americans with Disabilities Act. This application addresses violations called out in ENF2010-00250.)

**(Project Design Approval of the project is requested. Requires compliance with Staff Hearing Officer Resolution No. 057-10.)**

Present: Bryan Murphy, Architect

Public comment opened at 4:14 p.m.

Kellam de Forest, local resident, commented on addition of substantial canopy tree.

Public comment closed at 4:15 p.m.

- Motion:** **Project Design Approval and continued two weeks with the following conditions:**
1. Restudy the windows so that they are more in keeping with the building's style of architecture. Sliding windows are not acceptable.
  2. Change species of the proposed Mexican Redbud (*Cercis mexicana*) and make sure it is suitable for Zone-1 marine exposure.
- Action:** Sharpe/Murray, 5/0/2. (La Voie/Orías abstained. Drury/Shallanberger absent.) Motion carried.

### **CONCEPT REVIEW - CONTINUED**

#### 7. **330 STATE ST**

C-M Zone

**(4:25)**

Assessor's Parcel Number: 037-254-014  
 Application Number: MST2011-00031  
 Owner: Hicks & Topakas Family Trust  
 Architect: Jeff Shelton  
 Landscape Architect: Suding Design Landscape Architects  
 Business Name: Río Bravo Del Norte

(This is a **Structure of Merit: "Former Seaside Oil Company Building and Showroom, aka Andalucía Building."** Proposal for exterior alterations to a commercial building including new outdoor dining patio, patio walls, entry doors on east elevation, building finishes, light fixtures, fencing, landscaping, backflow device, and trash enclosure relocation. New roof-top mechanical equipment will be completely screened by an existing parapet. No new floor area is proposed. The parking requirement for this parcel in the 80% Parking Zone of Benefit is five spaces, with the parking lot to be restriped to maintain the 17 previously-approved parking spaces. No other parking lot work is being proposed.)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project requires Historic Resource Findings.)**

**Present:** Jeff Shelton, Architect  
 Phil Suding, Landscape Architect

**Motion:** **Project Design and Final Approval as submitted and Historic Resource Findings made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

**Action:** La Voie/Orías, 6/0/0. (Suding stepped down. Drury/Shallanberger absent.) Motion carried.

**CONSENT CALENDAR****FINAL REVIEW****A. 121 STATE ST****HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-075-001  
 Application Number: MST2010-00390  
 Owner: Santa Barbara Beach Hotel, LP  
 Applicant: AB Design Studio  
 Landscape Architect: Chris Gilliland

(Proposal for exterior alterations to an existing hotel to include new storefront windows, doors, awnings and lighting. The existing parking lot will be improved with new landscaping planters and will be restriped to provide nine uncovered parking spaces. New trash and mechanical wall enclosures with trellis structure are also proposed. Interior alterations will reduce the number of hotel rooms from 53 to 41 and will be under a separate permit.)

**(Final Approval of details is requested.)**

**Final Approval of details as submitted.**

**FINAL REVIEW****B. 2559 PUESTA DEL SOL****E-1 Zone**

Assessor's Parcel Number: 023-271-003  
 Application Number: MST2011-00052  
 Owner: Santa Barbara Museum of Natural History  
 Applicant: Suzanne Elledge Planning and Permitting Services  
 Architect: Dwight Gregory

(This is a **City Structure of Merit: "Museum of Natural History."** Proposal to allow an existing 3,127 square foot greenhouse structure located in the south parking lot to operate as a seasonal butterfly exhibit. It is requested that the structure remain for a period not to exceed 10 years, while the museum processes a long term master plan.)

**(Final Approval of details is requested.)**

**Final Approval of details as submitted.**

**FINAL REVIEW****C. 18 E ORTEGA ST****C-M Zone**

Assessor's Parcel Number: 037-132-025  
 Application Number: MST2010-00384  
 Owner: Alan Porter  
 Architect: Sherry & Associates

(Proposal to change the exterior paint color of the building housing Dargan's Pub.)

**(Final Approval of the project is requested.)**

**Final Approval with the condition that the color shall be the Frazee CL2744D Dingo as shown on the color sample that was submitted.**

**REVIEW AFTER FINAL**

**D. 318 STATE ST**

**C-M Zone**

Assessor's Parcel Number: 037-254-020  
Application Number: MST2010-00167  
Owner: 318 State St Properties, LLC  
Architect: Cearnal Andrulaitis Architecture

(This project location is 321 Anacapa Street. This is a **Structure of Merit: "Seaside Oil Company Building and Showroom aka Andalucía Building."** Proposal for a facade remodel at the rear elevation of an existing structure at 318 State Street including the removal of nine existing windows, sandblasting an existing brick facade, a new plaster entry surround, new doors, trellis, canvas awnings, paint, truck dock with roll-up door, parapet, and light fixtures. The proposal includes preservation of the existing historic arcade and front building located at 318 State Street. No new square footage is proposed.)

**(Review After Final to clarify timber construction at trellis and storefront, clarify HVAC rooftop equipment, and add a man door on east elevation.)**

**Referred to the Full Board.**

**NEW ITEM**

**E. 651 PASEO NUEVO**

**C-2 Zone**

Assessor's Parcel Number: 037-400-002  
Application Number: MST2011-00082  
Owner: Paseo Nuevo  
Architect: FRCH Design Worldwide  
Business Name: Yankee Candle

(Proposal for changes to an existing retail storefront including a redesigned entry and new doors, new bulkhead tile, new awnings, and new color scheme. New signage will be reviewed under a separate application. No new square footage is proposed.)

**Project Design and Final Approval with the following conditions:**

- 1. Escutcheon on awning shall be turned to diamond orientation and hex bolts shall be used.**
- 2. Tile on façade to be 6" x 6".**

**NEW ITEM****F. 905 LAGUNA ST****C-2 Zone**

Assessor's Parcel Number: 029-301-050  
Application Number: MST2011-00089  
Owner: Kinneer Pash  
Applicant: Thomas Morrison

(This is on the **City's List of Potential Historic Resources: "Carlos Cota Adobe; Constructed: 1890,"** and is included on the **State Historic Resources Inventory**. Proposal for the installation of an elevator in Unit 'B' to be installed in an existing dumbwaiter location at the rear of the building, as well as relocation of a small second floor window. (Cross reference case MST98-00029.))

**(Contingent upon Planning Commission Substantial Conformance Determination. Requires compliance with Planning Commission Resolution No. 037-99.)**

**Project Design and Final Approval as submitted.**

**NEW ITEM****G. 900 STATE ST****C-2 Zone**

Assessor's Parcel Number: 039-322-050  
Application Number: MST2011-00084  
Owner: 900 State Street, LLC  
Applicant: Marshalls of California, LLC  
Architect: L R Architecture  
Landscape Architect: Robert Adams  
Business Name: Marshalls

(Proposal for alterations to an existing commercial building including new exterior paint, door and window replacements, awning replacement, replacement of rooftop HVAC equipment, and new landscape plan. The new HVAC units will not exceed the height of the existing roof parapet.)

**Project Design Approval and continued two weeks to the Consent Calendar with the following conditions:**

1. Research whether boulders are permitted.
2. Remove three awnings, keeping the three over the door and windows. The proposed fabric color is acceptable.

**\*\* THE FULL BOARD MEETING ADJOURNED AT 4:40 P.M. \*\***