



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 10, 2014
AGENDA DATE: April 16, 2014
PROJECT ADDRESS: 1003 Santa Barbara Street, #A (MST2013-00418)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Suzanne Riegler, Associate Planner

I. PROJECT DESCRIPTION

The 2,048 square-foot interior parcel, is located in El Pueblo Viejo Landmark District and is currently developed with a 1,775 square foot, one-story commercial building. The proposed project involves the conversion of the existing one-story building to residential garage and storage with a 2,030 square foot, two-story residence above. The required outdoor living space for the resulting three-story, single-family dwelling unit is provided by a total of 969 square feet roof decks provided on the second floor and the third story roof. The proposal includes approximately 124 square feet of permeable driveway paving.

The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the east. (SBMC § 28.21.060 and SBMC § 28.92.110);
2. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the north. (SBMC § 28.21.060 and SBMC § 28.92.110);
3. An Interior Setback Modification to allow the second and third story additions and alterations to the existing one-story building, including new roof decks and the change of use from commercial to residential, within the required interior setback to the west. (SBMC § 28.21.060 and SBMC § 28.92.110);
4. An Interior Setback Modification to allow the alterations to the existing first and second floor, including new roof decks and the change of use from commercial to residential, within the required interior setback to the south. (SBMC § 28.21.060 and SBMC § 28.92.110); and

5. An Outdoor Living Space Modification to allow alterations to the location and configuration requirements of the required outdoor living space including locating the outdoor living space on roof decks instead of on-grade level. (SBMC § 28.21.081. and SBMC § 28.92.110).

Date Application Accepted: 3/10/2014

Date Action Required: 6/8/2014

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Jarrett Gorin	Property Owner:	Robert Dibley & Laurie Small
Parcel Number:	029-211-013	Lot Area:	2,048 sf
General Plan:	Commercial/Medium High Residential (15-27 Du/Acre)	Zoning:	C-2
Existing Use:	Residential	Topography:	3%
Adjacent Uses:	Commercial / Mixed Uses (All directions)		

B. PROJECT STATISTICS

	Existing	Proposed
Commercial (First Floor)	1,489 sq. ft. (net)	N/A
Residential Garage/Storage (First Floor)	N/A	+1,489 sq. ft. (net)
Residential Entry/Stairs (First Floor)	N/A	+ 92 sq. ft. (net)
Second and Third Floor Additions	N/A	+ 957 + 774 = 1,823 sq. ft. (net)

C. PROPOSED LOT AREA COVERAGE

Building: 1,775 sq. ft. 86.7% Hardscape: 273 sq. ft. 13.3% Landscape: 0 sq. ft. 0%

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks - Interior			
First floor	6'	6'	6'
Second floor	6'	6'	6'
Third floor	10'	10'	10'
Building Height	60'	19'	41' - 6"
Parking	2 covered	0	2+ covered

Standard	Requirement/Allowance	Existing	Proposed
Outdoor Living Space (Method A) - Requirement to be on-grade*			
10% Open Space*	205 sq. ft. on the ground floor, not including required setbacks	N/A	969 sq. ft. on upper floors
Private Outdoor Living Space (POLs)	96 sq. ft. with min 6' dim. (≥ 2 floor) Must observe required setbacks	N/A	139.75 sq. ft.

*The applicant has requested an Outdoor Living Space Modification is requested to allow the required outdoor living space to be located on a second or higher floor and within the required setback as discussed in section V.A.

V. DISCUSSION

The proposed project involves the construction of a new single family residence, including a second and third floor addition and conversion of a one-story commercial building to be used as the entrance to the residence and garage/ storage use for the residence. The 2,048 square foot, “L”-shaped interior lot is surrounded by commercial and mixed-use buildings that do not have required zoning setbacks. The property is accessed via an access easement on the adjacent parcel.

In the C-2 zone, a lot that will be developed exclusively for residential purposes must observe the zoning standards for the R-3 zone. As a result, the conversion of the commercial building to residential results in the need for five zoning modifications, including four interior setback modifications, and a modification to allow the open yard to be provided in locations other than on-grade. The property abuts one-story commercial buildings built with little or no setbacks on the south and west of the proposed residence. The development on the adjacent parcels to the east and north abut commercial parking lots. Staff has further described each of the requested modifications in Section V.A. of this staff report.

A. MODIFICATIONS

The applicant has requested an Interior Setback Modification is requested to allow the following encroachments into the required six-foot interior setback to the east: 1. Alterations to the existing one-story commercial building including the change of use, the addition of an entry door, and the relocation of a garage door within the required setback, and 2. Second floor decks to be located within the required interior setback. The existing building footprint will not be expanded and the proposed conversion of the building to residential use is not anticipated to adversely impact the adjacent commercial neighbors.

A second Interior Setback Modification is requested to allow the following encroachments into the interior setback to the north: 1. Alterations to the existing first story including the change of use from commercial to residential and the addition of three skylights within the six-foot interior setback; 2. Allow the proposed second story addition to encroach three-feet into the

required six-foot interior setback; and 3. Allow the proposed third story addition with a roof deck above to encroach seven feet into the required 10-foot interior setback. The adjacent property to the north (1015 Santa Barbara Street) is developed as an on-grade parking lot. The proposed conversion of the first floor of the building in its existing footprint and the construction of the second and third floor and the roof deck with a zero setback is not anticipated to adversely impact the adjacent commercial neighbors to the north.

A third Interior Setback Modification is requested to allow the following encroachments into the interior setback to the west: 1. Alterations to the existing first story including the change of use from commercial to residential and the addition of a skylight within the six-foot interior setback; and 2. Allow the proposed second and third story additions, including a stairwell, to be constructed with a zero setback. The adjacent property to the west (127 E Carrillo Street) is a commercial development that is constructed at a zero setback to the shared property line.

A fourth Interior Setback Modification is requested to allow alterations to the existing first story including the change of use from commercial to residential, a roof deck, and landing for stair to access the roof of the third floor within the six-foot interior setback to the south.

The fifth requested modification is an Outdoor Living Space Modification to allow alterations to the location and configuration requirements of the required outdoor living space including locating the outdoor living space on upper level decks instead of on grade level and within the required six-foot interior setbacks. The Ordinance allows for the Outdoor Living Space to be provided using either Method A (private outdoor living space) or Method B (common outdoor living space). The applicant has selected the use of Method A, which requires Private Outdoor Living Space (POLs) to be based on the size of the unit, and requires the provision of at least 10% of the lot area as on grade Open Space. The project complies with the basic POLs provisions; however, because the existing development covers the entire lot, an opportunity for on-grade open space does not exist without demolishing a portion of the existing building. The applicant is proposing to allow upper level decks to provide the 10% (205 square feet) open space requirement with a portion of the open space provided in the required interior setbacks. Staff supports the modification due to the inability to provide the open space on grade due to the lot's small size, narrow width, and location of the existing development. The proposed Outdoor Living Space location on a second or higher floor is not anticipated to adversely impact the adjacent commercial buildings.

In summary, Staff's support of the five requested Modifications is based on the retention of the existing building. If the project were revised to proposed complete or partial demolition of the existing building the project could be redesigned to require fewer modifications.

The applicant has provided a structural analysis that states that the existing building can support the proposed residential unit on top of it. Staff has recommended a condition that if the project is revised to show demolition beyond what is shown on the plans, that the applicant must return for the Planning Division to determine whether the modifications approvals are valid.

B. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission (HLC) on November 20, 2013, January 29, 2014, and February 12, 2014. At the February 12, 2014 meeting, the Commission forwarded the project to the Staff Hearing Officer, and found that the requested Modifications are aesthetically appropriate and do not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance. The Commission reviewed the proposed project and Compatibility Analysis Criteria contained in the zoning ordinance (SBMC §22.22145.B. and §22.68.045.B) and indicated that the criteria have been met. A copy of the HLC Minutes have been attached as Exhibit C.

VI. FINDINGS AND CONDITION

The Staff Hearing Officer finds that the Southern and Eastern Interior Setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed conversion of the existing commercial building to residential garage and storage with a roof deck above in the required six-foot interior setbacks are appropriate because the project will reuse the existing building footprint and is located adjacent to commercial buildings that are not required to observe a zoning setback.

The Staff Hearing Officer finds that the Western Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed residence is appropriate because the project will reuse the existing building footprint and is located adjacent to commercial buildings that are not required to observe a zoning setback. The proposed residential use is not anticipated to adversely impact the adjacent commercial neighbors.

The Staff Hearing Officer finds that the Northern Interior Setback Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed residence is appropriate because the project will reuse the existing building footprint and is located adjacent to commercial buildings that are not required to observe a zoning setback. The proposed residential use is not anticipated to adversely impact the adjacent commercial parking lot to the north.

The Staff Hearing Officer finds that the Outdoor Living Space Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed outdoor living space on the second and higher floor is appropriate because the project will provide more than the required outdoor living space, the existing development precludes on grade open space. The proposed use of upper level decks to provide required outdoor living space is not anticipated to adversely impact the adjacent commercial neighbors.

Said approval is subject to a condition that if the building is demolished beyond what is shown on the Staff Hearing Officer approved plans, then the construction of the project shall be halted, and the applicant and/or property owner shall contact Planning Division Staff for a determination on whether the interior setback modifications and the outdoor living space modification are still valid.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated March 10, 2014
- C. HLC Minutes

Contact/Case Planner: Suzanne Riegle, Associate Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x**2687**

March 10, 2014

RECEIVED

Page 1 of 5

Ms. Susan Reardon, Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

MAR 10 2014
CITY OF SANTA BARBARA
PLANNING DIVISION

Hand Delivered

RE: Modification Request for 1003A Santa Barbara Street, APN 029-211-013, C-2 Zone

Dear Ms. Reardon:

I represent Robert Dibley (the "Owner") the owner of the above referenced property (the "Subject Property"). We are requesting five modifications to Santa Barbara Municipal Code (the "SBMC") standards in association with a proposed adaptive reuse development to convert an existing concrete block warehouse into a new residence.

1.0 PROJECT DESCRIPTION

The Subject Property is an L-shaped interior lot that is accessed via easements from Santa Barbara Street. Nearly the entire property, with exception of a small portion of its driveway, is occupied by an existing 1,775 s.f. (gross) warehouse constructed in the 1950's. The existing structure covers the entire property with zero setbacks along all of the interior property lines, with the exception of a fourteen foot wide portion of the property closest to Santa Barbara Street.

A new two-story, 1,731 s.f. residence is proposed to be constructed atop the rectangular shell of the existing warehouse. Preliminary review by a licensed structural engineer confirms that the existing perimeter walls (which are constructed from 12" thick steel reinforced and grouted CMU block) are adequate to bear the load of the proposed residential addition. The existing commercial warehouse will serve as a garage and storage area for the residence. Four out of five of the requested modifications result from the proposed conversion of the existing commercial structure to serve as a residential garage and storage area, which triggers new setback requirements.

2.0 REQUESTED MODIFICATIONS

2.1 10% Open Area (SBMC Sec. 28.21.081.A.s)

The Subject Property is located within the C-2 Commercial zone district. This zone allows for residential uses subject to the requirements of the R-3 Limited Multiple Family Residence zone. The R-3 zone includes a standard requirement for 10% open area on each lot.

As discussed above, the Subject Property is almost entirely covered by an existing warehouse structure, which will be incorporated as the first floor of the proposed residence. In order to provide the required 10% open space, portions of the existing structure would need to be demolished, defeating the objective of this project to re-purpose the existing structure from commercial to residential use.

According to the R-3 zone district text, the intent of the 10% open space requirement is *“to provide relief from building volume, driveways and parking beyond that afforded by setbacks.”* The Subject Property is an interior lot surrounded on two sides by buildings with zero setbacks, and on the other two sides by existing parking areas, which may be developed with zero setback structures in the future. Additionally, all parking to serve the proposed project will be located within the footprint of the existing warehouse structure, and is not visible from any exterior location on or off the subject property. In this case, rigid adherence to the 10% open space standard would not accomplish its intended purpose, and would generate the need for physical alterations on the project site in excess of those required for adaptive reuse of the existing structure.

Furthermore, since the 10% open space must be provided at grade, there would be no potential for this open space to be used in any meaningful way by future residents, as all living areas will be located on the second and third stories. Private outdoor living space in excess of R-3 requirements is proposed on the 2nd floor level and a roof deck.

2.2 Interior Yard Setback (East Elevation)

The C-2 zone district does not require any setbacks for non-residential and mixed-use structures. The existing warehouse on the Subject Property was built consistent with this requirement. If any portion of the structure was retained and/or designated as “commercial,” the project would be “mixed use” and this modification (as well as the other three identical modifications to interior yard setback) would not be required. However, the Owner intends to use the ground floor within the existing warehouse as a residential garage and storage area. This means that this space will be “converted” from non-residential to residential, making the finished project exclusively residential, and generating the need for this modification request.

The east elevation of the existing warehouse is currently located at a zero setback along all but fourteen feet of the east property line. Therefore, conversion of the warehouse to a residential garage requires a modification to allow for less than the six foot setback required in the R-3 zone. The proposed second and third story additions are located six feet from the east property line, and therefore comply with the standard R-3 setback.

The Subject Property is only 25 feet wide. Rigid adherence to the standard R-3 interior yard setback would require 24% of the existing structure to be demolished. This would render the warehouse structure incapable of serving as a garage, and would effectively make the entire project infeasible, as this proposal is to reuse an existing structure rather than to demolish and rebuild a new structure.

None of the typical benefits associated with setbacks (light, air, structural separation) would be gained by providing the standard six foot setback, because the adjacent property, also zoned C-2, may be developed with a structure extending all the way to the common property line. The six feet of open area created by a six foot setback along the north property line would not serve any valuable purpose, and would become a maintenance liability and “no man’s land” if the property to the north is developed consistent with standard C-2 setbacks.

2.3 *Interior Yard Setback - North Elevation (SBMC Sec 28.21.060.B)*

Please refer to the first paragraph in Section 2.2 for an explanation of the change of use that generates the need for this modification.

The north elevation of the existing warehouse is currently located at a zero setback along the entire north property line. Therefore, conversion of the warehouse to a residential garage requires a modification to allow for less than the six foot setback required in the R-3 zone. The proposed second and third story additions are located three feet from the north property line, and would be covered by the same modification necessary to address the existing structure.

Rigid adherence to the standard R-3 interior yard setback would require demolition of the entire north end of the existing warehouse. This would generate a need for physical improvements and disturbance well in excess of the currently proposed project, and is contrary to the adaptive reuse concept that the Owner is attempting to implement.

The north property line is adjacent to a parking lot on land currently owned by the State of California and slated to be developed with a new Superior Court facility. The adjacent property is zoned C-2 and may be developed with a structure that extends all the way to the common property line. None of the typical benefits associated with setbacks (light, air, structural separation) would be gained by providing the standard six foot setback, because the adjacent property may be developed with a structure extending all the way to the common property line. The six feet of open area created by a six foot setback along the north property line would not serve any valuable purpose, and would become a maintenance liability and "no man's land" if the property to the north is developed consistent with standard C-2 setbacks

2.4 *Interior Yard Setback - West Elevation (SBMC Sec 28.21.060.B)*

Please refer to the first paragraph in Section 2.2 for an explanation of the change of use that generates the need for this modification.

The west elevation of the existing warehouse is currently located at a zero setback along the entire west property line. Therefore, conversion of the warehouse to a residential garage requires a modification to allow for less than the six foot setback required in the R-3 zone. The second and third story additions are also proposed to be located at a zero setback from the west property line and would be covered by the same modification necessary to address the existing structure.

The Subject Property is only 25 feet wide. Rigid adherence to the standard R-3 interior yard setback would require 24% of the existing structure to be demolished. This would render the warehouse structure incapable of serving as a garage, and would effectively make the entire project infeasible, as this proposal is to reuse an existing structure rather than to demolish and rebuild a new structure.

The adjacent property to the west is developed with one and two story nonresidential structures that extend all the way to the common property line. An existing two story structure overlaps approximately 75% of the west property line (see Sheet a2). The six feet of open area created by a six foot setback along the west property line would not serve any valuable purpose, and would be a maintenance liability and "no man's land." The requested modification allows this area to be used for required parking, and is critical in order to provide functional interior dimensions within the proposed residence, which is only 18.5 feet deep.

2.5 Interior Yard Setback - South Elevation (SBMC Sec 28.21.060.B)

Please refer to the first paragraph in Section 2.2 for an explanation of the change of use that generates the need for this modification.

The south elevation of the existing warehouse is currently located at a zero setback along approximately half of the south property line. Therefore, conversion of the warehouse to a residential garage requires a modification to allow for less than the six foot setback required in the R-3 zone. The balance of the south property line is adjacent to the driveway that provides access to the existing structure from Santa Barbara Street. The second and third story additions are proposed to be located seventeen feet from the south property line.

Rigid adherence to the standard R-3 interior yard setback would require demolition of the entire south end of the existing warehouse. This would generate a need for physical improvements and disturbance well in excess of the currently proposed project, and is contrary to the adaptive reuse concept that the Owner is attempting to implement. Additionally, if the standard six foot setback is required, it would eliminate the possibility of vehicular access into the ground floor of the structure because it would no longer be possible to provide a wide enough garage door in alignment with the only driveway access that serves the Subject Property.

The adjacent property to the south is developed with nonresidential structures that extend all the way to the common property line. The six feet of open area created by a six foot setback along the south property line would not serve any valuable purpose, and would be a maintenance liability and "no man's land." The requested modification allows the existing structural footprint to be preserved, which is critical in order to provide any onsite parking to serve the proposed residence.

3.0 BENEFITS OF THE PROJECT

The proposed project will convert an outdated, generic industrial warehouse in the El Pueblo Viejo into an attractive structure that is consistent with the character of structures throughout the surrounding neighborhood.

This proposal was reviewed by the Historic Landmarks Commission (the "HLC") on three separate occasions, and each time, multiple HLC members commented on the desirability and creativity of the adaptive reuse concept that the Owner is attempting to implement. HLC members also expressed support for the concept of developing new residential uses within the Central Business District (the "CBD") as in this case.

The Subject Property is located within a highly urbanized area, and a majority of the properties within the surrounding neighborhood are developed with zero setback structures. The proposed project is an extension of the predominant development pattern within the CBD, and is consistent with the El Pueblo Viejo District Guidelines.

Due to the interior location and unique characteristics of the Subject Property, the requested modifications would not have the potential to result in incompatibility with existing and/or future uses on adjacent properties.

The requested modifications: 1) are required to secure an appropriate improvement on the Subject Property; 2) are necessary to prevent an unreasonable hardship otherwise generated by unique physical conditions that affect the Subject Property; and, 3) will promote uniformity of improvement

by allowing development on the Subject Property to incorporate similar structural setbacks to those present throughout the surrounding neighborhood. Therefore, we respectfully request that you approve all of the modifications discussed herein.

Thank you for taking the time to review this. If you have any questions, feel free to contact me via E-mail at jarrett.gorin@vanguardplanning.com or at (805) 966-3966. I look forward to presenting our proposal in person at our hearing.

Sincerely,

VANGUARD PLANNING LLC



Jarrett Gorin, AICP
Principal

cc: Robert Dibley (via E-mail)
Laurie Small (via E-mail)
David Ferrin (via E-mail)



DESIGN REVIEW ACTIVITIES SUMMARY

1003 SANTA BARBARA ST (MST2013-00418)

NEW UNIT

Proposal for a 1,731 square foot two-story addition to be constructed on top of an existing 1,489 square foot, one-story commercial building. The commercial building will be converted to residential use and will be used as a four-car garage and storage. The resulting three-story single-family dwelling unit will be 40'-6" tall on an approximately 2,000 square foot parcel. Total floor area on site will be 3,312 square feet, or a 1.65 floor-to-lot-area ratio. A total of 969 square feet of outdoor decks and landings is also proposed. There will be 124 square feet of permeable paving installed in the driveway. Staff Hearing Officer review is requested for zoning modifications for setback encroachments and open yard area. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption.

Status: Pending

DISP

Date 3

HLC-Concept Review (New) - PH

CONT

11/20/13

(Requires Environmental Assessment, Staff Hearing Officer Review, and environmental finding for a CEQA Guidelines Section 15183 Exemption.)

Actual time: 4:09 p.m.

Present: Jarrett Gorin, Vanguard Planning, LLC; David Ferrin, Principal Architect, Arketype-Architect, Inc.; Robert Dibley, Property Owner; and Suzanne Riegle, Assistant Planner

Public comment opened at 4:18 p.m.

Tom Parsai, neighboring property owner, commented on the project's proposed windows and the temporary easement.

Public comment closed at 4:21 p.m.

Motion: Continued indefinitely with comments:

1. Perhaps too many modifications are being requested.
2. It is difficult to review the project with so many unknowns.
3. Study improving the third floor elevation. The interface of the third floor deck with the third floor is problematic.
4. Consider enhancing the north elevation to take advantage of the views to the north, possibly by adding more windows.
5. The design is too contemporary. It should be more traditional, refined and in keeping with the El Pueblo Viejo Guidelines and the surrounding historic buildings.
6. The mass, bulk, and scale are close to being approvable, but restudy the chimney mass.
7. Provide setback dimensions on all plans and elevations.

Action: Winick/Orías, 7/0/0. (Boucher/La Voie absent.) Motion carried.

** MEETING ADJOURNED AT 4:49 P.M. **

HLC-Concept Review (Continued)

CONT

01/29/14

(Second concept review. Comments only: project requires environmental assessment, Staff Hearing Officer Review, and Neighborhood Preservation Ordinance findings. Project was last reviewed on November 20, 2013.)

Actual time: 3:17 p.m.

Present: Jarrett Gorin, Applicant, Vanguard Planning, LLC; David Ferrin, Principal Architect, Arketype-Architect, Inc.; and Robert Dibley, Property Owner

EXHIBIT C

Public comment opened at 3:28 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with comments:

1. The overall presentation was very helpful.
2. The building is still too contemporary and lacking a sense of identity. It is whimsical, contemporary and traditional all at the same time. There needs to be more cohesion.
3. Details need to be refined and enhanced, specifically the window details.
4. Façades should be more consistent with each other.
5. Resolve the rail and wall connections.
6. Corners of the roof deck parapet need refinement.
7. Although the linear windows on the lot line are recognized as necessary, the design is not yet acceptable; and they are definitely not acceptable on the other walls.
8. Glass block windows need to be reconciled with the El Pueblo Viejo Guidelines. Perhaps it can be resolved with clever use of the material.
9. Windows and breakups need to be more consistent.
10. Windows and doors need to be more compatible with El Pueblo Viejo Guidelines.

Action: Shallanberger/Sharpe, 6/0/0. (Drury/La Voie/Orias absent.) Motion carried.

HLC-Concept Review (Continued)

CONT

02/12/14

(Third concept review. Comments only: project requires environmental assessment, Staff Hearing Officer review, and Neighborhood Preservation Ordinance findings. Project was last reviewed on January 29, 2014.)

Actual time: 3:48 p.m.

Present: Jarrett Gorin, Applicant, Vanguard Planning, LLC; and Robert Dibley, Property Owner

Commissioner Mahan stated that he reviewed the minutes and video of previous reviews for the project.

Public comment opened at 3:55 p.m. and, as no one wished to speak, it was closed.

Motion: Continued indefinitely with positive comments to the Staff Hearing Officer:

1. The proposed modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with El Pueblo Viejo Design Guidelines or the Neighborhood Preservation Ordinance.
2. Most of the Commission's design concerns have been addressed; however, the architecture is not yet a unified artistic expression.
3. The elongated ellipse is not supportable. A more traditional opening should be proposed.
4. Walls need to be thicker, particularly on the west elevation where the end of the fin shows.
5. Increase the dimensional size of the exposed rafters and pay attention to what the leader heads are doing and where they are placed.
6. The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met (per SBMC §22.22145.B. and §22.68.045.B) as follows:
 - a. Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines: The proposed project complies with all City Regulations and is consistent with El Pueblo Viejo District Guidelines.
 - b. Compatible with Architectural Character of City and Neighborhood: The proposed design is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
 - c. Appropriate size, mass, bulk, height, and scale: The size, mass, bulk, height, and scale of the project is appropriate for its neighborhood.
 - d. Sensitive to Adjacent Landmarks and Historic Resources: There are no impacts to adjacent City Landmarks, adjacent historic resources or nearby designated historic resources, City structures of merit, sites, or established scenic public vistas, and without any negative adverse visual impacts.
 - e. Public views of the Ocean and Mountains: The design responds appropriately to established private views.
 - f. Appropriate Amount of Open Space and Landscaping: The design includes an appropriate amount of open space and landscaping.

Action: Winick/Mahan, 8/0/0. (Drury absent.) Motion carried.