



# City of Santa Barbara Planning Division

## STAFF HEARING OFFICER MINUTES

NOVEMBER 16, 2011

### CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

### STAFF PRESENT:

Susan Reardon, Senior Planner  
Allison De Busk, Project Planner  
JoAnne LaConte, Assistant Planner  
Kathleen Goo, Staff Hearing Officer Secretary

### I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.  
None.
- B. Announcements and appeals.  
None.
- C. Comments from members of the public pertaining to items not on this agenda.  
None.

### II. PROJECTS:

#### ACTUAL TIME: 9:01 A.M.

- A. APPLICATION OF LORI KARI, ARCHITECT FOR BRIAN AND MARISA BRENNINKMEYER, 652 E. VALERIO STREET, APN: 027-270-012 and 027-270-014, R-2 (TWO-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2011-00345)

Proposal to permit: the "as-built" removal of a one-car carport and replacement with an uncovered parking space surrounded by a wall/railing exceeding 3.5 feet in height; an "as-built" 42 square foot addition; an "as-built" 150 square foot trellis; the "as-built" conversion of a basement area to habitable space, and; to allow a new 148 square foot balcony, new retractable awnings, new windows and an interior remodel to an existing two-story, single-family residence on an 8,054 square foot lot. Also proposed is an "as-built" masonry structure on the adjacent parcel (APN: 027-270-014).

The discretionary land use applications required for this project are:

1. Modifications to allow a wall/railing to exceed 3.5 feet in height within ten feet of the front lot line and within ten feet of a driveway for a distance of 20 feet back from the front lot line (SBMC §28.87.170 & §28.92.110);
2. A Modification to allow one uncovered parking space instead of one covered parking space (SBMC §28.90.100 & §28.92.110)
3. A Modification to allow a parking space to be located within the required 20-foot front setback (SBMC §28.18.060, §28.90.001 & §28.92.110); and
4. Modifications to allow “as-built” conversion of a portion of the existing basement to habitable space within the required 15-foot front and 6-foot interior setbacks (SBMC §28.18.060 & §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (Existing Facilities) & 15303 (New Construction or Conversion of Small Structures).

Present: Lori Kari, Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne La Conte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:12 a.m., and with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 044-11**  
Approved the Modifications making the findings as outlined in the Staff Report dated November 9, 2011.

Said approval is subject to the Conditions of Approval as outlined in the Staff Report dated November 9, 2011.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:15 A.M.**

**B. APPLICATION OF JARRETT GORIN, AICP, AGENT FOR 127 WCP, LLC, 127 W. CANON PERDIDO STREET, APN 037-042-002, C-2 ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE AND RESIDENTIAL 12 UNITS PER ACRE (MST2011-00294)**

The project consists of a one-lot subdivision to create three commercial condominium units in an existing 12,070 square foot commercial building on an 18,025 square foot lot. The only physical development proposed is the construction of three trash enclosures, one for each commercial condominium.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) commercial condominium units (SBMC 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15315.

Present: Jarrett Gorin, Agent for 127 WCP, LLC.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Allison De Busk, Project Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:18 a.m., and with no one wishing to speak, the Public Hearing was closed.

**ACTION:** **Assigned Resolution No. 045-11**  
Approved the Tentative Subdivision Map making the findings as outlined in the Staff Report dated November 9, 2011.

Said approval is subject to the Conditions of Approval as outlined in the Staff Report dated November 9, 2011, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

**III. ADJOURNMENT**

Ms. Reardon adjourned the meeting at 9:20 a.m.

Submitted by,

  
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Kathleen Goo, Staff Hearing Officer Secretary