



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS AND RESIDENTS WITHIN 300 FEET OF A PROJECT

**WEDNESDAY, NOVEMBER 16, 2011, 9:00 A.M.\* (SEE NOTE BELOW)  
DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET**

**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).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to [SHOSecretary@santabarbaraca.gov](mailto:SHOSecretary@santabarbaraca.gov). This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at [jlaconte@SantaBarbaraCA.gov](mailto:jlaconte@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check the City Calendar on our website to verify office closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal, accompanied by the appropriate filing fee per application, must be filed at the Planning & Zoning Counter within ten calendar days of the Staff Hearing Officer's decision.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Staff Hearing Officer at, or prior to the public hearing.

**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 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* **NOTE:** The regular Staff Hearing Officer meeting begins at 9:00 a.m. Wednesday morning. On Thursday, November 10, 2011 with all items to be heard on Wednesday, November 16, 2011, will be available at 630 Garden Street. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.SantaBarbaraCa.gov/sho](http://www.SantaBarbaraCa.gov/sho). Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.

\* *Meetings can be viewed live on City TV-18, or on your computer via [http://www.santabarbaraca.gov/Government/Video/Meeting\\_rebroadcast\\_schedule](http://www.santabarbaraca.gov/Government/Video/Meeting_rebroadcast_schedule) can be found at <http://www.citytv18.com/schedule.htm>.*