

**MAY 16, 2012 STAFF HEARING OFFICER MINUTES****ACTUAL TIME: 9:04 A.M.****A. APPLICATION OF DESIGNARC, ARCHITECT FOR 433 ECP LP, 901 OLIVE STREET/433 E. CANON PERDIDO STREET, APN 029-302-018, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL MEDIUM/HIGH RESIDENTIAL 15 – 27 DU/ACRE (MST2012-00048)**

The proposed project involves the addition of 19 apartment units, a two-story, 59-space parking structure, and 474 square feet of non-residential floor area to an existing 18,276 square foot, two-story office building on a 33,005 square foot lot. A total of 66 parking spaces will be provided for the development. The 19 apartments, including nine, one-story, studio apartments and ten, two-story, one-bedroom apartments, will be constructed above the two-story parking structure. The project also includes alterations to the existing office building including façade improvements on all sides, new elevator, new roof with light wells, solar panels and a new basement-level mechanical room. Total development proposed is 61,801 square feet with a maximum height of 51 feet.

The discretionary application required for this project is a Modification to allow a reduction in the required parking spaces (SBMC§ 28.90.100.G and 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (Infill Exemption).

Present: Mark Kirkhart, Architect, and Melisa Cinarli, Project Manager, Design ARC; Scott Schell, Contractor.

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

Suzanne Riegle, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing opened at 9:14 a.m.

- 1) Ron Hunt, adjacent neighbor, opposition; spoke of concerns regarding parking design, access, pedestrian and vehicular safety issues. He also spoke of concerns regarding size, bulk, height, elevation, and privacy issues. Ms. Reardon suggested he attend subsequent Architectural Board of Review (ABR) meetings to express his concerns regarding size, bulk, height, elevation, and privacy issues as these issues are not part of her purview with the modification being requested.
- 2) Grant Castleberg, neighbor (attending out of interest in the subject application).

- 3) Kellam de Forest, opposition; spoke of concerns regarding access issues, and size, and height of the building in the particular neighborhood. Ms. Reardon stated that size and height issues should be addressed at the ABR's subsequent review as these issues are not part of her purview with the requested modification.

A letter of concern from Paula Westbury was acknowledged.

The Public Hearing closed at 9:25 a.m.

Ms. Riegler clarified access issues and explained that there are two entrances and exits to the parking garage: one access from Canon Perdido Street through an easement into the bottom floor, and a second access off Olive Street.

The Applicant addressed concerns regarding access, and pedestrian and vehicular safety issues.

**ACTION:** **Assigned Resolution No. 016-12**  
Approved the Modification making the findings as outlined in the Staff Report dated May 9, 2012.

Said approval is subject to the conditions as outlined in the Staff Report dated May 9, 2012, 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.