



City of Santa Barbara  
Community Development Department  
PO Box 1990  
Santa Barbara, CA 93102-1990

**NOTICE OF A PUBLIC HEARING:** STAFF HEARING OFFICER (SHO)  
**DATE:** WEDNESDAY, MARCH 11, 2020 **MEETING BEGINS AT:** 9:00 AM  
**LOCATION:** DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

**PROJECT LOCATION:** 476 BRAEMAR RANCH LN., **ZONE:** A-1/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/AC) **APN:** 047-030-042, **PLN**2019-00544 **APPLICANT/OWNER:** DALE PEKAREK, ARCHITECT FOR JENNIFER & ROBERT CONROW **PROJECT DESCRIPTION:** The 1.2-acre site is currently developed with an existing one-story, single residential unit, an attached two-car garage, a swimming pool, and tennis court. The proposed project involves permitting the "as-built" 391 square foot accessory structure (gazebo), located within the remaining front yard. The application will include the request for an Administrative Minor Exception by the Community Development Director and Public Works Director for Exceptions to Fence and Wall Standards (SBMC §28.87.170.E). The project will abate violations of ENF2019-01148. The discretionary applications required for this project is a Front Yard Modification to allow the detached accessory structure to be located within the Front Yard (SBMC §28.87.160 and SBMC §28.92.110.B). The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations). **FOR MORE INFORMATION CONTACT:** MICHELLE BEDARD, ASSISTANT PLANNER, (805) 564-5581.

# PUBLIC HEARING NOTICE

You are invited to attend the hearing and address your comments at the hearing. Written correspondence may be sent to SHO Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). Please note that the Staff Hearing Officer may not have time to review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

**ADDITIONAL INFORMATION:** The scope of this project may be modified under further review. To be informed of future hearings, you may:

1. Submit a request in writing to become an “Interested Party” for notification by mail or email when the project is scheduled on an agenda. Agendas are posted and mailed/mailed to interested parties 72 hours before the meeting.
2. Join the City’s [SantaBarbaraCA.gov/MySB](http://SantaBarbaraCA.gov/MySB) to subscribe to email notification whenever SHO agendas posted. This is a general subscription to all SHO agendas.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

Meeting agendas, minutes, and videos are posted online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SHO Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**NOTE:** On Thursday, March 5, 2020, an Agenda with all items to be heard on Wednesday, March 11, 2020 will be available at 630 Garden Street and online at [SantaBarbaraCA.gov/SHO](http://SantaBarbaraCA.gov/SHO). Approximate times are set for each item; however, the schedule is subject to change.