



# City of Santa Barbara

STAFF HEARING OFFICER

MINUTES

MARCH 11, 2020

9:00 A.M.

David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**

Renee Brooke, Staff Hearing Officer/City Planner  
Mary Ternovskaya, Commission Secretary

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## CALL TO ORDER

Ms. Brooke called the meeting to order at 9:01 a.m.

## STAFF PRESENT

Renee Brooke, City Planner  
Danny Kato, Senior Planner  
Mary Ternovskaya, Commission Secretary

## I. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

No requests.

B. Announcements and appeals.

No announcements.

C. Comments from members of the public pertaining to items not on this agenda.

No public comment.

**II. PROJECT****ACTUAL TIME: 9:02 A.M.****APPLICATION OF DALE PEKAREK, ARCHITECT FOR JENNIFER & ROBERT CONROW, 476 BRAEMAR RANCH LANE, APN 047-030-042, A-1/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/AC) (PLN2019-00544).**

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).

Danny Kato, Senior Planner, gave the Staff presentation and recommendation.

Dale Pekarek, Applicant, gave the Applicant presentation, and was joined by Jennifer Conrow, Owner.

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

Public comment opened at 9:08 a.m., and as no one wished to speak, it closed.

Written correspondence from Lori Rafferty, Spencer Seal & Karen Rabin, and Debbie & Danny Babai was acknowledged.

Public comment closed at 9:09 a.m.

**ACTION:** **Assigned Resolution No. 004-20**  
Approved the Front Yard Modification, making the findings as revised at the hearing.

Said approval is subject to the condition as revised at the hearing

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

III. **ADJOURNMENT**

Ms. Brooke adjourned the meeting at 9:16 a.m.

Submitted by,

A handwritten signature in black ink, appearing to read 'MT', is written above a horizontal line.

Mary Ternovskaya, Commission Secretary

