



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER

WEDNESDAY, DECEMBER 12, 2012, 9:00 A.M

AGENDA ITEM D HAS BEEN POSTPONED TO THE JANUARY 9, 2013, HEARING FOR RE-NOTICING

D. APPLICATION OF HOWARD WITTAUSCH, AGENT FOR THERESE CUMMINGS, 720 N. VOLUNTARIO ST, APN 031-131-030, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MST2012-00407

The subject property is part of the Tres Palmas condominium development located at 718-728 N. Voluntario St. The proposal includes improvements within the private outdoor living space for the unit located at 720 N. Voluntario Street, including the demolition of a 300 square foot as-built wood deck and a 75 linear-foot as-built wood fence and replacement with a new 400 square foot concrete deck and a 85 linear-foot wood fence in the same location. The project also includes a new storm drain line, new trash enclosure, and enclosing 50 square feet of a covered porch area to create new floor area. The discretionary land use applications required for this project are:

1. A Modification to allow a deck and planter exceeding 10-inches in height to encroach into the required six-foot interior setback (SBMC §28.18.060 and 28.92.110); and
2. A Modification to allow the combined height of retaining walls and fencing to exceed eight feet in height within the required interior setback (SBMC §28.87.170 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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