

CONCEPT REVIEW - NEW ITEM

4. ***COUNTY PROPERTY (455, 457, 459 Hope Ave)** ***COUNTY Zone**
Assessor's Parcel Number: 057-170-012
Application Number: MST2006-00564
Owner: Giardini Di Cipriani, LLC
Architect: Trudi Carey

(Proposal to create 9 lots for new single-family residences on a 2.92 acre vacant lot currently in the County of Santa Barbara. Due to the utilities being serviced by the City of Santa Barbara and the property being located within the City's sphere of influence, it will be required to be annexed. Because of the annexation, the project will include a General Plan Amendment and a Rezone. A new public road along the northern lot line will provide access to the parcels. No development of the individual lots is proposed with the subdivision.)

(Comments only; project requires Environmental Assessment and Planning Commission review of a General Plan Amendment and rezoning.)

(4:39)

Present: Trudi Carey, Applicant/Architect; and Michael Cassese, Civil Engineer.

Staff announced that the project was incorrectly noticed for the Architectural Board of Review (ABR) for October 4, 2010, and was postponed one week to the Single Family Design Board (SFDB), which is the appropriate governing Design Review Board.

Staff provided the Board members with a copy of section 3.3 of the Single Family Board Design Guidelines regarding subdivision grading plans, and read into the record a memo from the case planner, Peter Lawson, Associate Planner.

Public comment opened at 4:55 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged by the Board.

Motion: Continued indefinitely to the Planning Commission for return to Full Board with comments:

- 1) The Board appreciates the thorough design and presentation of the project.
- 2) The Board would prefer a pedestrian scale light fixture at the cul-de-sac, rather than the taller auto style light fixture.
- 3) The Board defers to the case planner to evaluate the grading quantities prior to recording of the individual lots, and if grading is to occur that disturbs the existing vegetation, that a hydro-seed plan be reviewed and approved by the SFDB.
- 4) Study the possibility of a larger parkway along White Rose Lane; a 5-foot parkway and a 4-foot sidewalk was suggested.

Action: Woolery/Miller, 6/0/0. Motion carried. (Zimmerman absent).

ADJOURNMENT: The Full Board meeting was adjourned at 5:15 p.m.