Legislation Details (With Text)

File #:	09-00958	**Version:** 2		
Type:	Agenda Item	**Status:**		Passed
File created:	10/30/2009	**In control:**		BOARD OF SUPERVISORS
On agenda:	12/1/2009	**Final action:**		12/1/2009

Title: HEARING - Consider the request of Christopher Jacobs, agent for Bean Blossom LLC, to consider the appeals, Case Nos. 08APL-00000-00040 and 08APL-00000-00041 filed on November 6, 2008, of the Planning Commission's decision to uphold the Board of Architectural Review's denial of Preliminary Review, Case No. 03BAR-00000-00164, and the Planning and Development Department's denial of a Coastal Development Permit, Case No. 02CDP-00000-00023, for the Bean Blossom Lot X single-family residence and accessory structures, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the AG-II-100 and AG-II-320 zones. The application involves APN 081-210-047, located at 14000 Calle Real in the Gaviota Area, Third District, as follows: (EST. TIME 1 HR.)

a) Approve the findings for denial of the project, Case Numbers 03BAR-00000-00164 and 02CDP-00000-00023, specified in the Planning Commission's action letter dated November 10, 2008;

b) Determine disapproval of the project is exempt from CEQA pursuant to Section 15270 of the CEQA Guidelines;

c) Deny the appeals, Case Numbers 08APL-00000-00040 and 08APL-00000-00041;

d) Deny the project, Case Numbers 03BAR-00000-00164 and 02CDP-00000-00023.

e) Consider and approve a modified project in lieu of the original project; and

f) Refer back to staff if the Board takes other than the recommended action for appropriate findings and conditions.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

Sponsors: PLANNING AND DEVELOPMENT DEPARTMENT

Indexes:

Code sections:

Attachments: 1. Board Letter 11/10/09, 2. Board Letter 12/1/09, 3. Attachment 1 - PC Action Letter, 4. Attachment 2 - PC Staff Report, 5. Attachment 3 - Applicant's Appeal Application, 6. Attachment 4 - County Counsel Facilitation Report, 7. Attachment 5 - Letter from Chris Jacobs, 8. Supplemental Letter 11/25/09 - Brownstein, Hyatt, Farber, and Schreck, 9. Presentation, 10. Supplemental Letter 11/20/09 - Brownstein, Hyatt, Farber and Schreck, 11. Staff Presentation 12/1/09

Date	Ver.	Action By	Action	Result
12/1/2009	2	BOARD OF SUPERVISORS	Acted on as follows:	Pass
11/10/2009	1	BOARD OF SUPERVISORS	Set for a hearing, as follows:	Pass

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COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY