



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: 7/13/10
Placement: Set Hearing
Estimated Time: 45 Minutes on 8/3/10
Continued Item: Yes
If Yes, date from: 12/1/09
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn Russell, Ph.D., Director (805) 568-2085
Director Planning and Development
Contact Info: Dave Ward, Deputy director, (805) 568-2520
Development Review Division – South
SUBJECT: Set hearing for the Bean Blossom Lot X Appeals

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors set a hearing for August 3, 2010 to consider the appeals [Case Nos. 08APL-00000-00040 and 08APL-00000-00041] the of the Planning Commission's and CBAR's denial of the Bean Blossom Lot X single-family residence and accessory structures, on property located in the AG-II-100 and AG-II-320 zones. The appeals were filed by Christopher Jacobs on behalf of the owner, Bean Blossom LLC. The application involves AP No. 081-210-047, located at 14000 Calle Real in the Gaviota Area, Third Supervisorial District.

Summary Text:

On December 1, 2009, the Board of Supervisors moved, by a vote of 5 to 0, to refer the modified Bean Blossom Lot X project back to P&D staff and the Central Board of Architectural Review (CBAR) for analysis. These tasks have been completed. Staff will provide the project analysis and findings for this project in a separate Departmental Board Agenda Letter for the August 3, 2010 hearing.

Background:

After the Planning Commission denied the original project, the applicant and the Gaviota Coast Conservancy reached consensus on a modified project. With the modified project, the size of the proposed residence has been reduced from approximately 17,605 to 16,330 square feet (gross area), and the proposed amount of grading has been reduced from approximately 56,000 to 28,900 cubic yards of cut and fill. The revised project also includes a smaller pool/lawn area.

Fiscal and Facilities Impacts:

Budgeted: Yes

The applicant paid \$300.00 to file this appeal pursuant to P&D's fee schedule (Resolution No. 09-005, Land Development Fees for Planning and Development). On December 1, 2009, the Board of Supervisors accepted the applicant's offer to fund continuing permit processing costs for the modified project. As a result, the applicant has paid staff's costs to review the modified project and process this appeal from December 1, 2009 to the present. The total estimated cost to process this appeal is approximately \$22,750.00 (125 staff hours). These funds are budgeted in the Permitting and Compliance Program of the Development Review South Division, as shown on page D-330 of the adopted 2010/2011 fiscal year budget.

Staffing Impacts:

None

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on August 3, 2010. The notice shall appear in the Santa Barbara Daily Sound. The Clerk of the Board shall fulfill the noticing requirements. Mailing labels for the mailed notice have been provided to the Clerk of the Board. The Clerk of the Board shall provide a copy of the notice, proof of publication, and minute order to P&D, attention David Villalobos.

Attachments:

None.

Authored by:

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Alice McCurdy, Supervising Planner, Development Review Division, P&D, (805) 568-2518

cc:

John Vallance, MAZ Properties, Inc. (P.O. Box 1984, Santa Monica, CA 90406)
Christopher Jacobs, Brownstein Hyatt Farber Schreck (21 E. Carrillo Street, Santa Barbara, CA 93101)
Michael Lunsford, Gaviota Coast Conservancy (P.O. Box 1099, Goleta, CA 93116)
Marc Chytilo, Law Office of Marc Chytilo (P.O. Box 92233, Santa Barbara, CA 93190)