

SANTA BARBARA COUNTY BOARD OF SUPERVISORS

BEAN BLOSSOM Lot "H"

Appeal

05APL-00000-00014

Coastal Development Permit

02CDP-00000-00022

RECOMMENDATION SUMMARY

- Conceptually Approve Revised Project
- Consider Final Action on April 18



Bean Blossom Lot "H" Regional Context

Bean Blossom Lot "H"

x

106.5 acres

PC APPROVED PROJECT



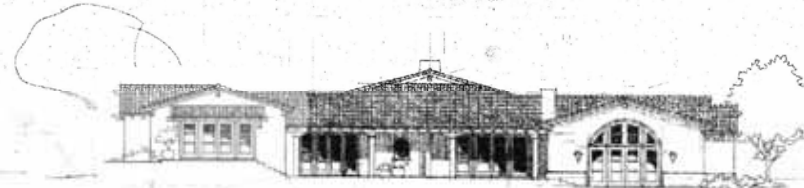
SIZE AND HEIGHT

Component	PC Approved	Revised
Residence	10,366 SF 22' 6"	8,761 SF 15' 8"
Garage	1,150 SF 22' 6"	870 SF 14' 7"
Guest House	800 SF 16'	794 SF 14' 7"
Cabana	800 SF 12'	434 SF 14'
Barn	2,480 SF 16'	N/A

GRADING

Component	PC Approved	Revised
Building Site	3,000 CY Cut 2,200 CY Fill	12,000 CY Cut 8,400 CY Fill
Road/Driveway	2,500 CY Cut 400 CY Fill	6,000 CY Cut 1,000 CY Fill

REVISED PROJECT



BEAN BLOSSOM RANCH
LOT II, GAVIOTA,
CALIFORNIA

FRANK RUSSELL ASSOCIATES

12/07/01/02/03

APPEAL ISSUES RESOLVED

Residence Size

- Mass/Bulk/Scale/Height
- Minimization of Grading
- Visual Impacts

Land Use Compatibility

- Coastal Zone Resources
- Agricultural Compatibility

Environmental Review

FINDINGS

ATTACHMENT A

1. Conforms to Comp Plan and Article II
2. Legally Created Lot
3. Compliance with Zoning

RECOMMENDATION MOTION

1. Conceptually Adopt Findings
2. Conceptually Modify PC Decision
3. Continue Hearing, Allow BAR Advice
4. Consider Final Action on April 18