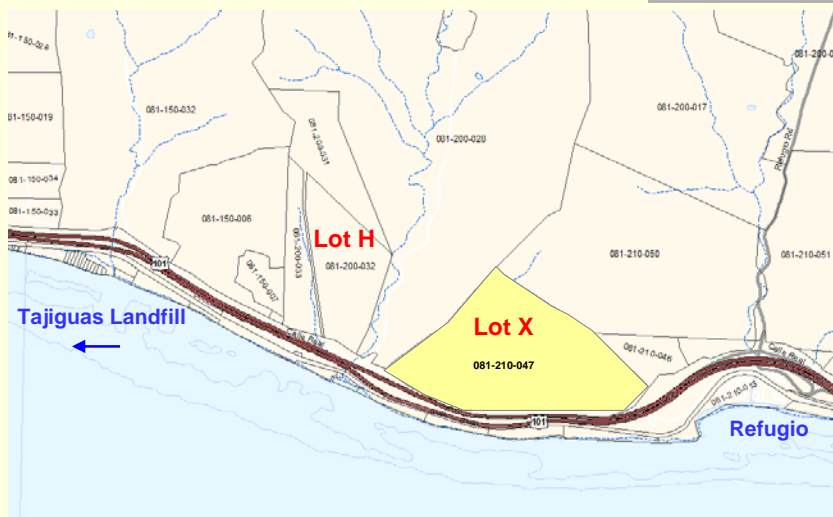


# Bean Blossom Lot X

Appeal Nos. 08APL-00000-00031, 08APL-00000-00032  
related to Case Nos. 02CDP-00000-00023,  
03BAR-00000-00164

Board of Supervisors Hearing  
December 1, 2009

## Project Location



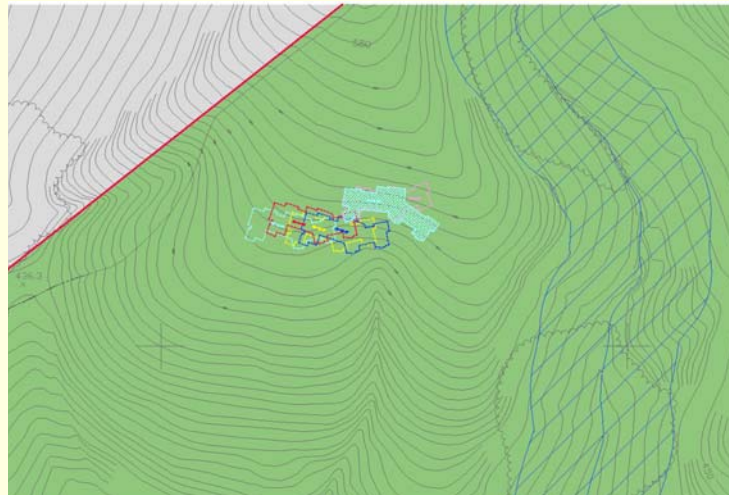
## Project History

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- Single Family Dwelling CDP application actively in process for 2 years.
- Applicant has worked tirelessly with P&D, Gaviota Coast Conservancy and CBAR.
- 6 CBAR hearings and 3 CBAR site visits.
- Numerous siting alternatives considered.
- Goal has been to render Project “invisible.”

## Site Evolution Exhibit

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## Project History

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- Project denied by P&D on 9-17-08.
- Project appeal denied by County Planning Commission on 11-5-08.
- Appeal submitted to your Board 11-6-08.
- Primary policies serving as the basis for P&D's recommendation include:
  - Protection of visual resources (LCP 4-3)
  - Minimize alteration of natural terrain (LCP 3-14)
  - Minimize cut and fill operations (LCP 3-13)

## Balancing of Competing Policies – View Impacts v. Grading Quantities

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- Owner's design directive in working with GCC was rendering the project invisible.
- Project is nestled into the ground which has translated into increased grading.
- Grading quantities increase 2,500 cubic yards for every one foot that the finished floor is driven down.
- House is invisible from public viewing places.
- Grading is appropriately minimized to comply with visual protection policies.

## Unique and Voluntary Design Precepts

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- Owner and GCC developed Gaviota specific Architectural Design Precepts
  - Sited so as to be invisible from public viewing areas and not to intrude into the skyline.
  - Cut and fill minimized to the greatest extent feasible while still attaining the objective of eliminating visibility from public viewing places.
  - Cut and fill slopes designed to yield natural, organic appearing surfaces and balance on-site.
  - Height, bulk and scale designed proportionately for a parcel of this size with the location conforming with the natural contours of the surrounding terrain.

## County Facilitation

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- Facilitation meeting conducted by County Counsel held 11-21-08 and attended by Applicant, GCC and P&D representatives.
- Critical design elements re-worked to achieve an improved residence supported by GCC - "Consensus Project."
- Description of Consensus Project formalized in a letter to then Director John Baker dated 11-26-08 and signed by legal counsel for both the Applicant and GCC.

## Consensus Project Re-design Elements

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- Building site/area of disturbance reduced.
- Main residence size reduction of 1,021 s.f.
- Guest house situated closer to residence.
- Pool/lawn area reduced by 5,000 s.f.
- Motor court area eliminated.
- Grading disturbance minimized.
- Grading quantities reduced by 27,000 c.y.
- Visibility from public viewing places eliminated.

## Collaborative Review Process

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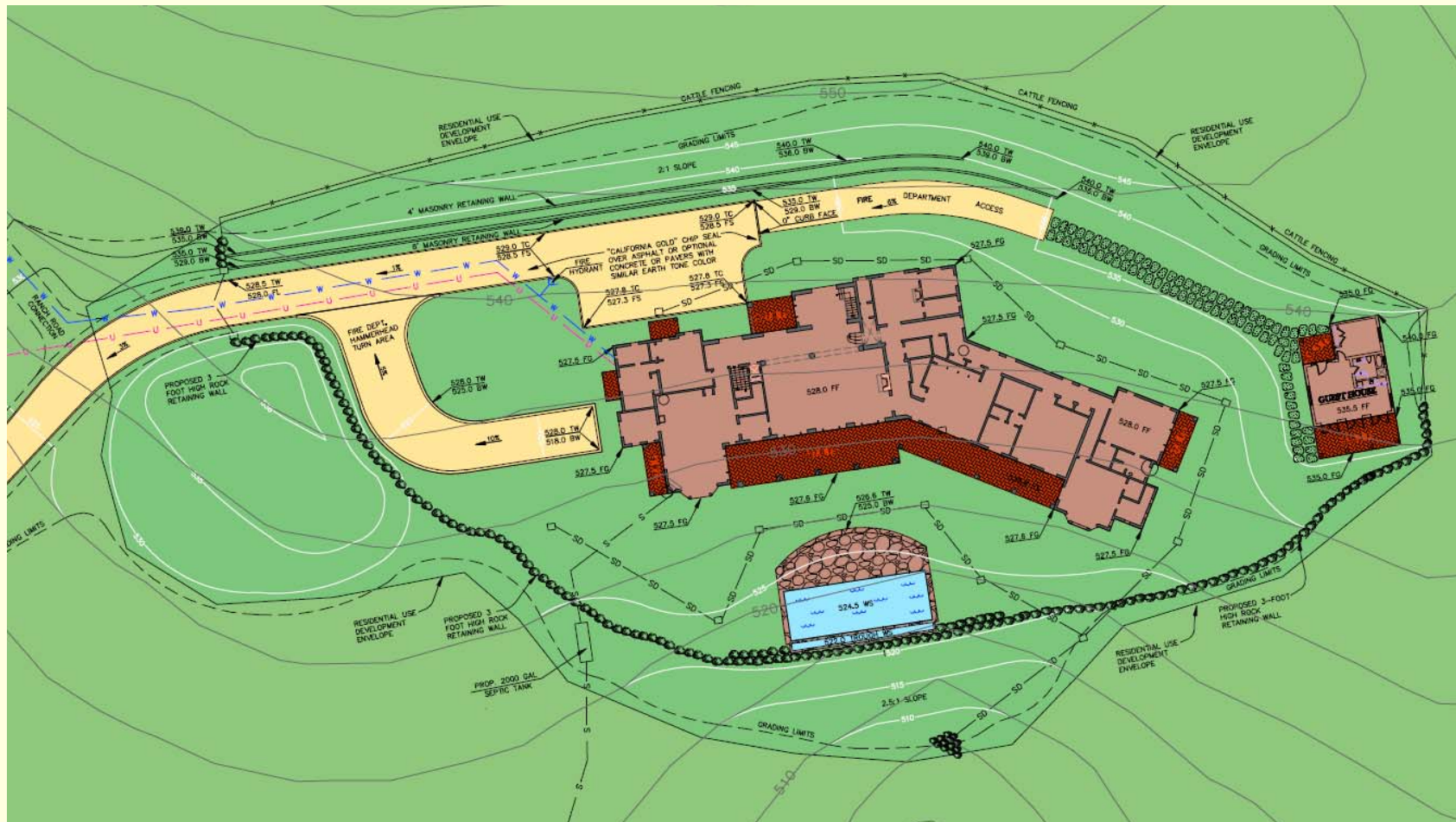
- Project siting/design for Lot X was based on lessons learned through the Lot H process.
- Lot H was approved by BOS as a Consensus Project between Applicant and GCC (2006).
- GCC has participated fully in the process for Lot X and supports the design.
- P&D has provided meaningful assistance to improve overall design and policy consistency.

# Planning Commission Site Plan

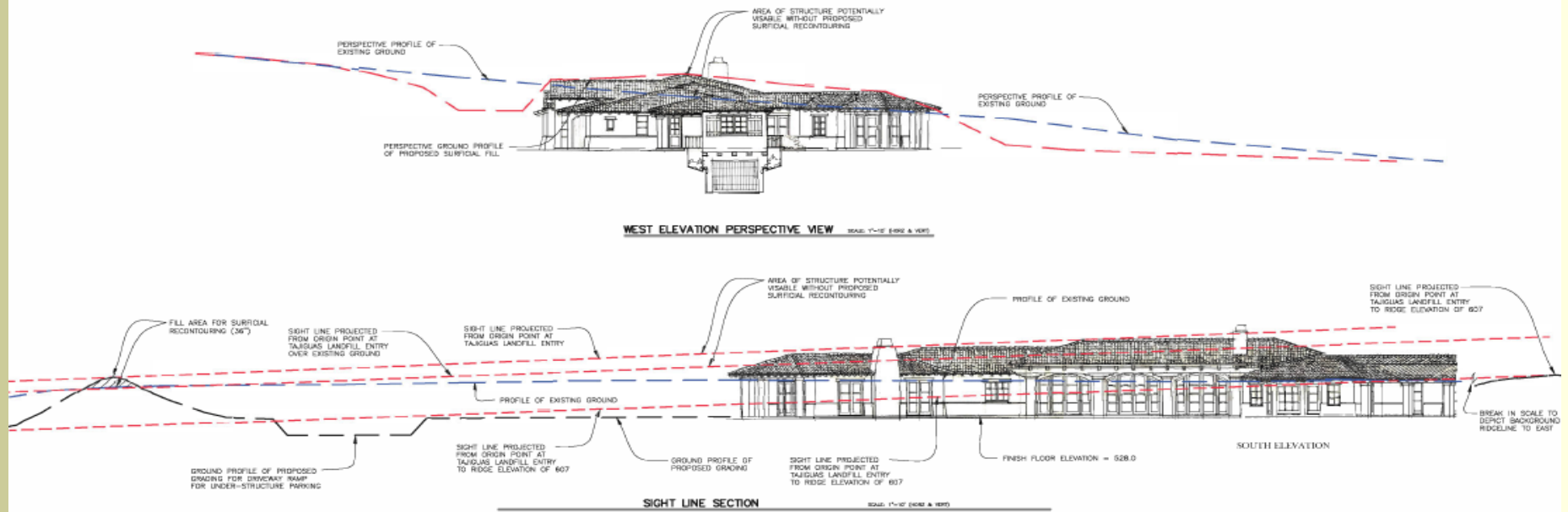




# Consensus Project Site Plan



# Viewshed Analysis

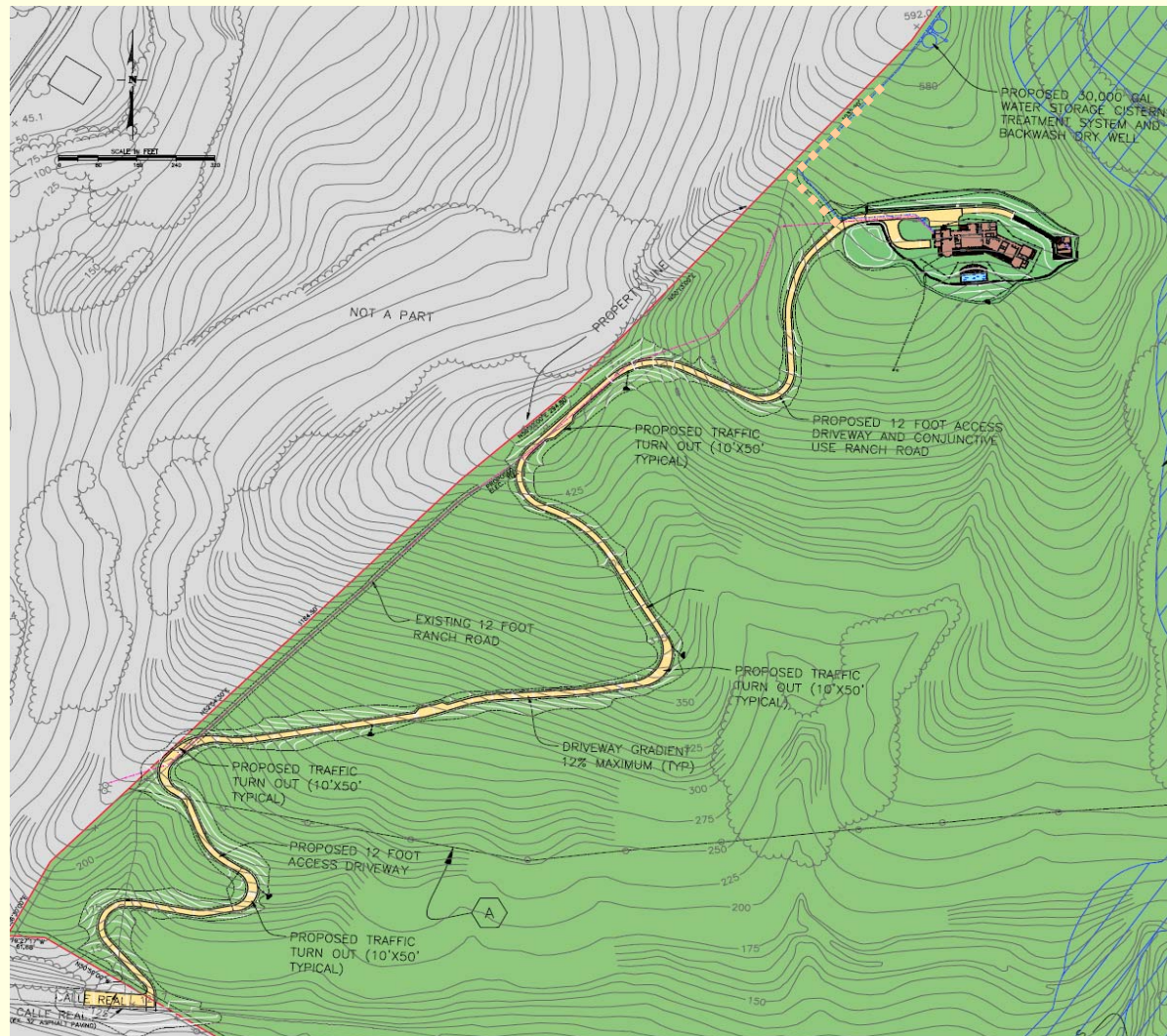




# Architectural Elevations



# Conjunctive Use Access Road



## Policy Consistency

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- As currently sited and designed the Consensus Project can be found to be in conformity with all applicable policies of the Coastal Act and Comprehensive Plan relating to visual resources, preservation of natural landforms and minimization of grading.
- Residential development envelope was approved by the APAC on 5-9-08.
- Project is statutorily exempt from CEQA.

## Development is Appropriate for Site

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- Ministerial project for one single family dwelling on a 287 acre property.
- Development area represents less than 1% of the total site area.
- CBAR found “building is in scale with this expansive site.” (9/12/08)

## CBAR Support & Direction

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- “CBAR supports the new direction taken by the applicant to lower house pad into the site despite the additional grading.” (8/3/07)
- CBAR concluded Applicant may submit for Preliminary Review. (2/15/08)
- “The residence does not need to be totally hidden... The floor elevation could be raised as long as wall openings and associated interior lighting, would not be visible...” (6/20/08)
- “...siting, size, height and scale of the structures are appropriate and are approvable.” (9/12/08)

## Concurrent P&D/CBAR Appeals

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- CBAR requested on 9/12/08 that Applicant return for Preliminary Approval with minor revisions to the auto court and lawn/pool area, however Applicant requested CBAR denial given the pending denial from P&D.



## Comparison of Lot X & Lot H

(Net Square Footage)

	Lot X	Lot H
<b>Residence</b>	8,680	8,761
<b>Garage/Basement</b>	4,389	870
<b>Guest House</b>	800	794
<b>Cabana</b>	N/A	434
<b>Grading House</b>	11,900 cy Cut 2,500 cy Fill	12,000 cy Cut 8,400 cy Fill
<b>Grading Road</b>	7,000 cy Cut 7,500 cy Fill	6,000 cy Cut 1,000 cy Fill

## Model for Collaboration

- Applicant has worked extensively in collaboration with GCC to balance competing policies particularly relating to visual resources and grading to yield a mutually acceptable and overall improved project.
- We are hopeful that you will acknowledge the success of such collaboration as a win-win scenario for the County and potential model for other similar projects.

## Requested Board Action

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- Defer action on requested Appeal.
- Send Consensus Project back to CBAR for potentially further refinements.
- Direct Staff to meaningfully review the Consensus Project.
- Consensus Project to return to Board once the CBAR process is complete.