

Bloom Appeal of Kaslow TPM

Case No. 05APL-00000-00036

(04TPM-00000-00002 / TPM 14,648)



Santa Barbara County
Board of Supervisors
April 11, 2006



BOS hearing March 14, 200

- Four issue areas to address
 - Traffic
 - Aesthetics
 - Agricultural Resources
 - Policy Consistency



Traffic

- Single-family homes 2 PHT and 20 ADT
- Baseline design capacity
 - Current capacity – 2,500 ADT
 - Acceptable capacity – 3,650 ADT
- Driveway location
 - Site distance study – realigned to current location
- Radar study
 - Set speed limit at 40 mph – due for review in 2008



Aesthetics

- No formal CEQA threshold (subjective)
- Existing mitigation
 - Protection of oaks
 - No development on >20% slopes
 - Compatibility
 - Low glare exterior lighting
 - Building Exclusion areas

Aesthetics



- Further possible conditions
 - CBAR review
 - Additional setbacks
 - Building Envelopes



Agricultural Resources

- Weighted point analysis – CEQA *Thresholds*
- Determined existing and resultant parcels not viable
- Meeting w/ Agricultural Commissioner's Office
 - Size, topography, soil quality, eucalyptus trees,
 - Attachment B



Policy Consistency

- No policies with respect to development adjacent to cemeteries.
- No policies proposed in SY Valley Plan thus far.
- Standard archaeological discovery condition included.



Potential Conditions

- **CBAR Review:** The design, scale and character of the project architecture shall be compatible with vicinity development. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of any residential structures for review and approval by the Board of Architectural Review prior to approval of Land Use Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing. **MONITORING:** P&D shall inspect prior to occupancy clearance.



Potential Conditions

- **Building Envelopes:** Building envelopes shall be restricted to those areas shown on Exhibit ____, dated ____, to avoid potential visual impacts from future development. No structural development (including the primary residence, DRSU, guest house, artist studio, etc.) shall occur outside of these areas.
Plan Requirements: Building envelope locations shall be described by metes and bounds and recorded on the final map. This condition shall be recorded with the final map and shown with the building envelope on all grading and construction plans submitted for land use clearance. **Timing:** Building envelopes shall be staked prior to start of grading or structural development.
MONITORING: During plan check, the planner shall ensure that all grading and construction is confined to approved envelopes. Staking shall be checked during pre-construction meeting. P&D grading inspectors and planners shall inspect and photo document during all grading and construction phases to ensure all residential structural development is confined to building envelopes and that staking remains in place during site grading and construction.



Recommendation

- 1. Adopt the required findings for the project specified in the Planning Commission's action letter dated December 27, 2005, including CEQA findings, (Attachment A);
- 2. Approve the Negative Declaration (05NGD-00000-00024) and adopt the mitigation monitoring program contained in the conditions of approval of the action letter;
- 3. Deny the appeal and uphold the Planning Commission's December 14, 2005 approval of 04TPM-00000-00002; and,
- 4. Grant *de novo* approval of Case No. 04TPM-00000-00002 subject to the conditions included in the Planning Commission's action letter dated December 27, 2005.





Applicant's Materials





NOT TO SCALE
 All dimensions and bearings are
 accurately shown to 4th decimal point unless
 noted. All other dimensions and bearings are
 as shown.

DATE	REVISION



Surveyor's Statement
 We are in a true position of a field which has been
 opened and used for purposes of all purposes for the last
 year or more.

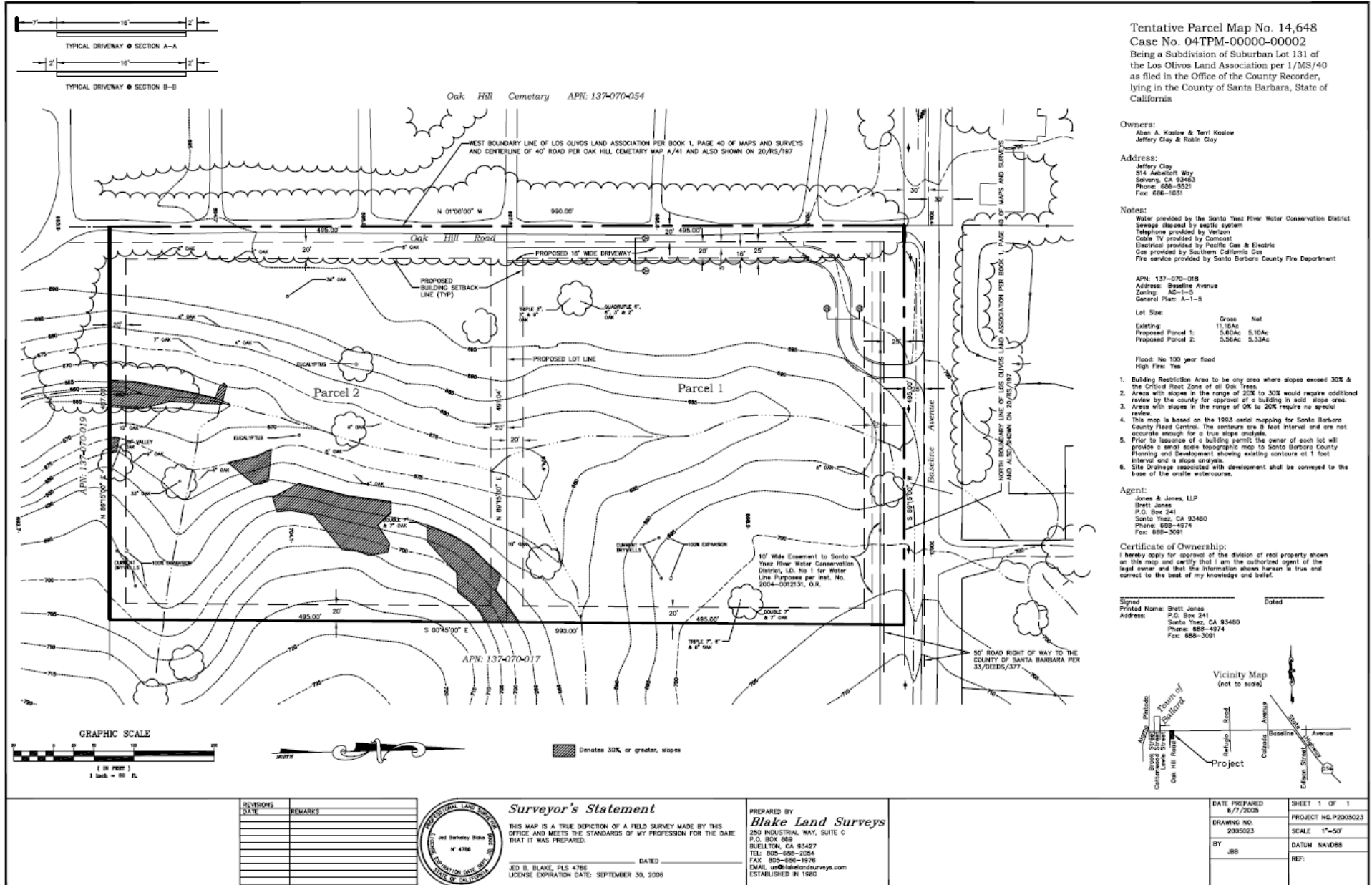
 JAMES E. BLAKE, PLS. 0104
 LICENSE EXPIRES 04/01 2025

PREPARED BY
Blake Land Surveys
 100 HANCOCK DR. SUITE 2
 P.O. BOX 100
 HANCOCK, MA 01030
 TEL: 407-888-0000
 FAX: 407-888-0000
 E-MAIL: bblake@blakesurveys.com

Plot of Surrounding Area of 0477PM-0000-00002
 for Art Kuslow and Jeff Clay
 at the request of F.E. Jones, Architect

DATE PREPARED 08/15/2024	SHEET 1 OF 1
DRAWING NO. 20240815BLK002	TITLE/LOT NO. (OPTIONAL) BLK 1 - 102
BY James Blake	SCALE (OPTIONAL) AS SHOWN

Site Plan



Tentative Parcel Map No. 14,648
 Case No. 04TPM-00000-00002
 Being a Subdivision of Suburban Lot 131 of
 the Los Olivos Land Association per 1/MS/40
 as filed in the Office of the County Recorder,
 lying in the County of Santa Barbara, State of
 California

Owners:
 Abner A. Kozlov & Terri Kozlov
 Jeffrey Clay & Robin Clay

Address:
 Jeffrey Clay
 314 Adelbert Way
 Solvang, CA 93463
 Phone: 686-5521
 Fax: 686-1031

Notes:
 Water provided by the Santa Ynez River Water Conservation District
 Sewage disposed by septic system
 Telephone provided by Verizon
 Cable TV provided by Comcast
 Electrical provided by Pacific Gas & Electric
 Gas provided by Southern California Gas
 Fire service provided by Santa Barbara County Fire Department

APN: 137-070-018
 Address: Baseline Avenue
 Zoning: AC-1-5
 General Plan: A-1-5

Lot Size:
 Existing: 11.16Ac
 Proposed Parcel 1: 5.80Ac 5.10Ac
 Proposed Parcel 2: 5.36Ac 5.33Ac

Flood: No 100 year flood
 High Fire: Yes

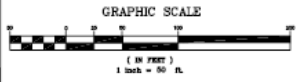
1. Building Restriction Area to be any area where slopes exceed 30% & the Critical Root Zone of all Oak Trees.
2. Areas with slopes in the range of 20% to 30% would require additional review by the county for approval of a building in said slope area.
3. Areas with slopes in the range of 0% to 20% require no special review.
4. The map is based on the 1993 aerial mapping for Santa Barbara County Flood Control. The contours are 5 foot interval and are not accurate enough for a true slope analysis.
5. Prior to issuance of a building permit, the owner of each lot will provide a small scale topographic map to Santa Barbara County Planning and Development showing existing contours at 1 foot interval and a slope analysis.
6. Site Drainage associated with development shall be conveyed to the base of the onsite watercourse.

Agent:
 Jones & Jones, LLP
 Brett Jones
 P.O. Box 241
 Santa Ynez, CA 93460
 Phone: 686-4974
 Fax: 686-3091

Certificate of Ownership:
 I hereby apply for approval of the division of real property shown on this map and certify that I am the authorized agent of the legal owner and that the information shown hereon is true and correct to the best of my knowledge and belief.

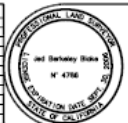
Signed
 Printed Name: Brett Jones
 Address: P.O. Box 241
 Santa Ynez, CA 93460
 Phone: 686-4974
 Fax: 686-3091

Dated _____



Denote 30% or greater slopes

REVISIONS DATE	REMARKS



Surveyor's Statement
 THIS MAP IS A TRUE DEPICTION OF A FIELD SURVEY MADE BY THIS OFFICE AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.

ED B. BLAKE, PLS 4786 DATED _____
 LICENSE EXPIRATION DATE: SEPTEMBER 30, 2006

PREPARED BY
Blake Land Surveys
 290 INDUSTRIAL WAY, SUITE C
 P.O. BOX 969
 BUELLTON, CA 93427
 TEL: 805-686-2054
 FAX: 805-686-1976
 EMAIL: info@blakelandsurveys.com
 ESTABLISHED IN 1980

DATE PREPARED	8/7/2005	SHEET 1 OF 1
DRAWING NO.	2005023	PROJECT NO. P2005023
BY	JBB	SCALE 1"=50'
DATUM NAVD83		BY
REF:		