

# **BEAN BLOSSOM LOT X**

## **APPEAL OF PLANNING COMMISSION DENIAL OF RESIDENCE**

**08APL-00000-00040, 08APL-00000-00041**

**Board of Supervisors**

**December 1, 2009**

# SUBJECT PARCEL



# **SUMMARY**

- **Residence, Guest House, Driveway**  
18,944 Sq. Ft. Residence and Guest House  
56,000 Cubic Yards Cut/Fill
- **Hillside/Watershed and Visual Issues**  
Excessive Grading, Alteration of Terrain  
Intrudes into Skyline
- **BAR Issues**  
Excessive Grading  
Incompatible Landscaping

# **TIME LINE**

**BAR Denial: September 12, 2008**

**P&D Denial: September 17, 2008**

**PC Denial: November 5, 2008**

**Facilitation: November 21, 2008**

# HILLSIDE/WATERSHED POLICIES

## **Coastal Act Policy 30251:**

*“ . . . sited and designed to . . . minimize the alteration of natural landforms . . . ”*

## **CLUP Policy 3-13:**

*“ . . . minimize cut and fill . . . ”*

## **CLUP Policy 3-14:**

*“ . . . designed to fit site topography . . . oriented so that grading . . . kept to an absolute minimum . . . Natural features, landforms . . . shall be preserved to the maximum extent feasible . . . ”*

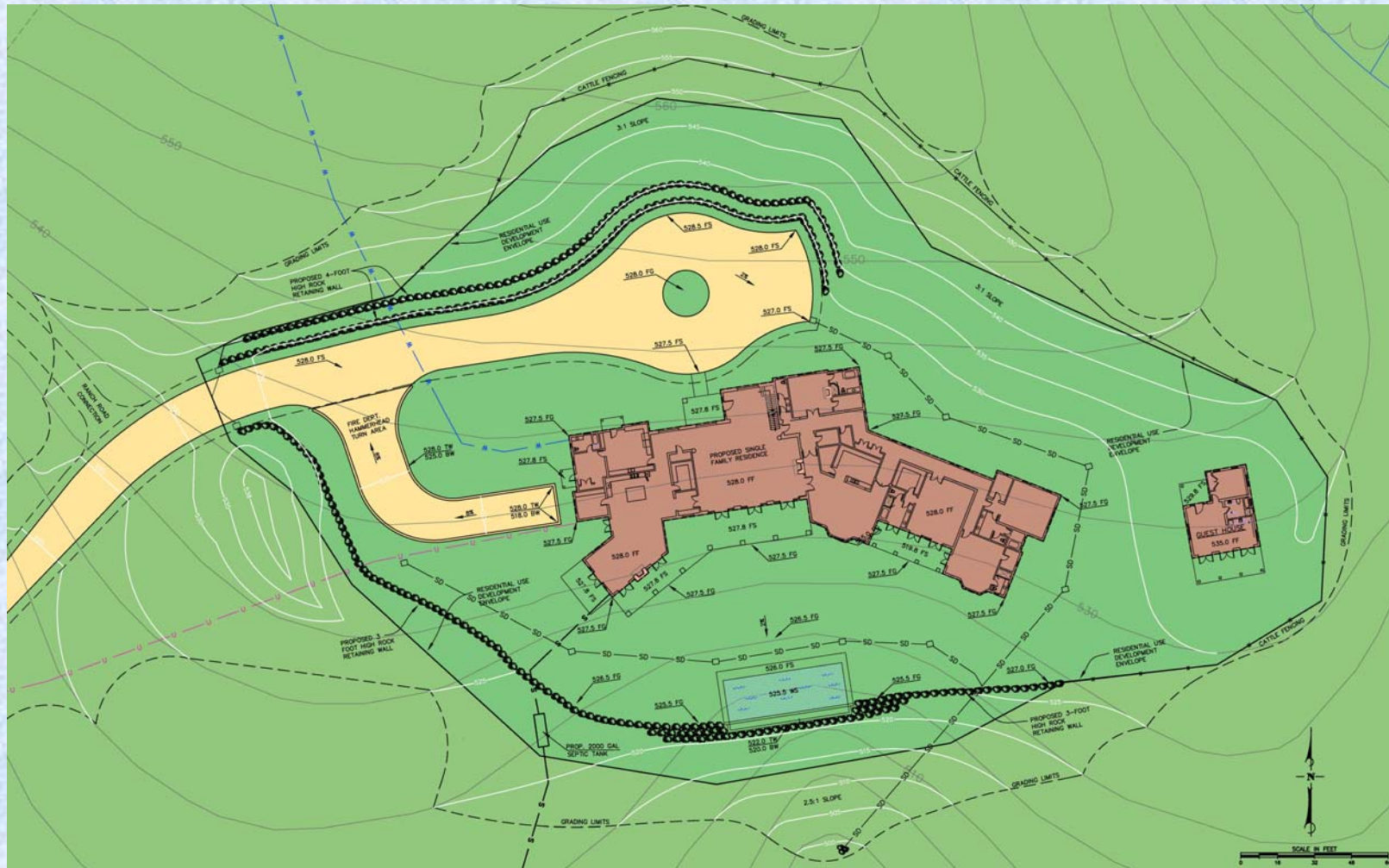
# VISUAL RESOURCES POLICY

## CLUP Policy 4-3:

*“ . . . The height, scale, and design of structures shall be compatible with the character of the surrounding natural environment . . . Structures shall be subordinate in subordinate in appearance to natural landforms; shall be designed to follow the natural contours . . . and shall be sited so as not to intrude into the skyline as seen from public viewing places.”*

# HILLSIDE/WATERSHED ISSUES

## SITE PLAN



# HILLSIDE/WATERSHED ISSUES BUILDING ELEVATIONS



SOUTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

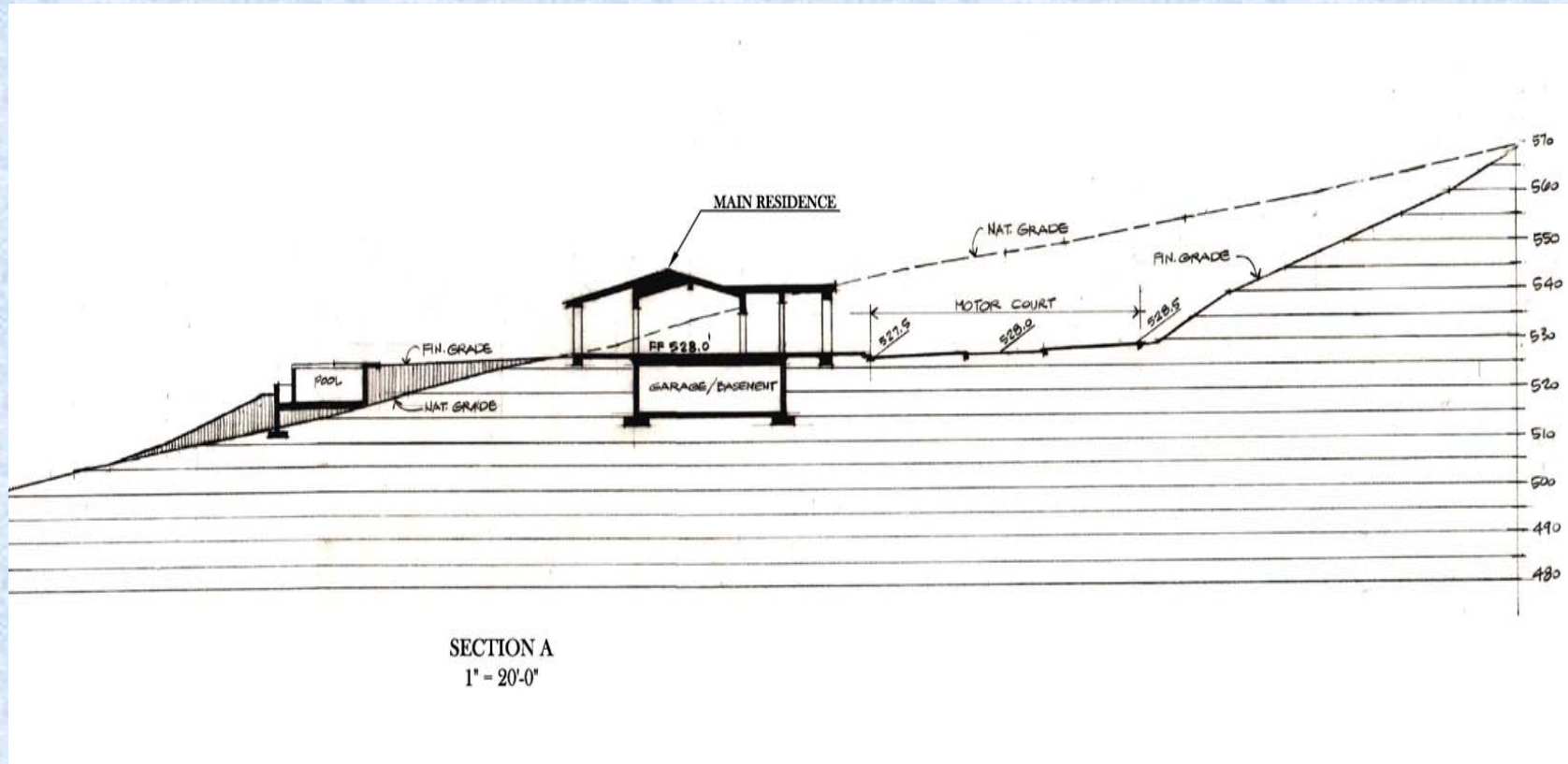


NORTH ELEVATION  
1/8" = 1'-0"  
MAIN RESIDENCE

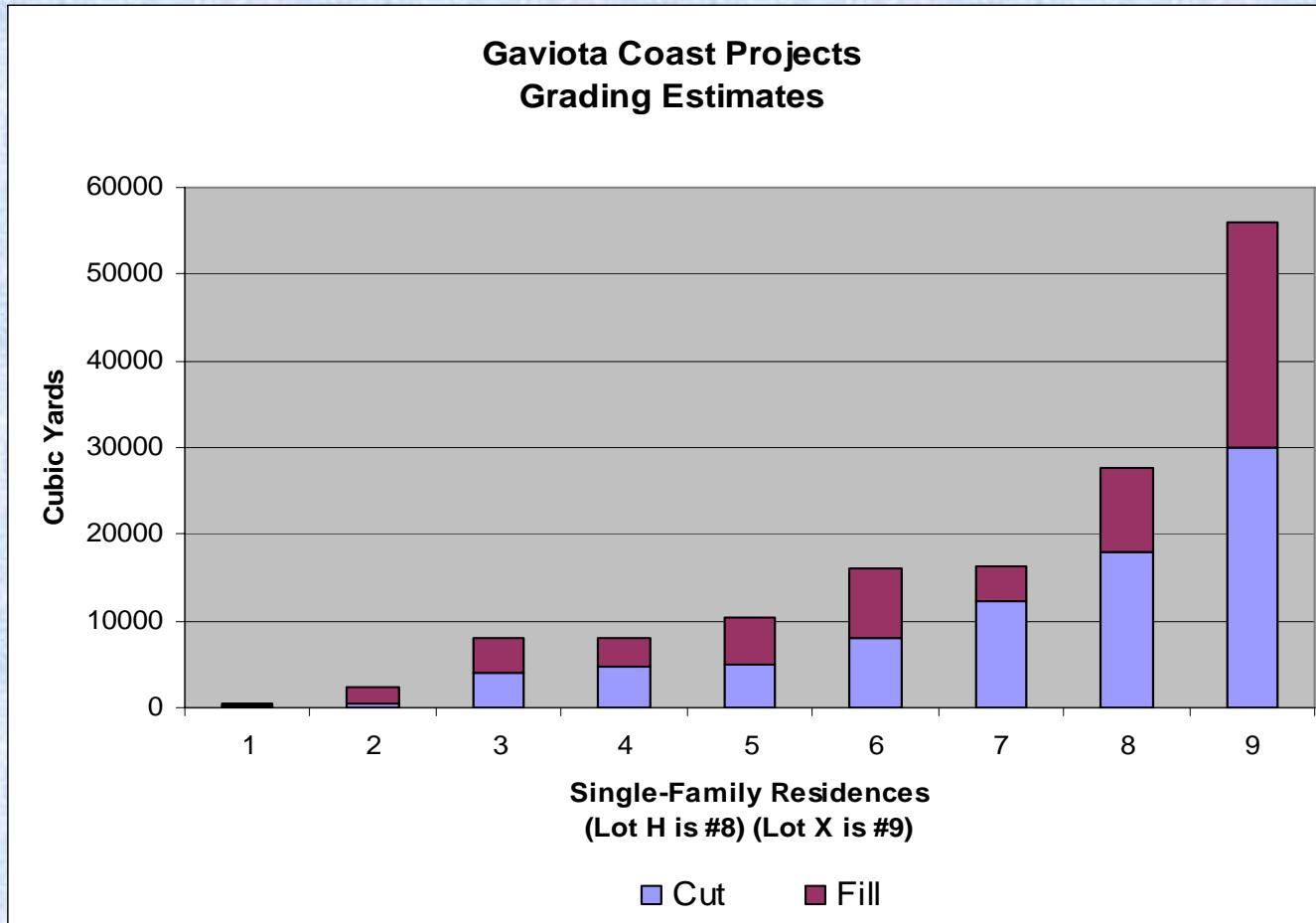


# HILLSIDE/WATERSHED ISSUES

## SITE SECTIONS

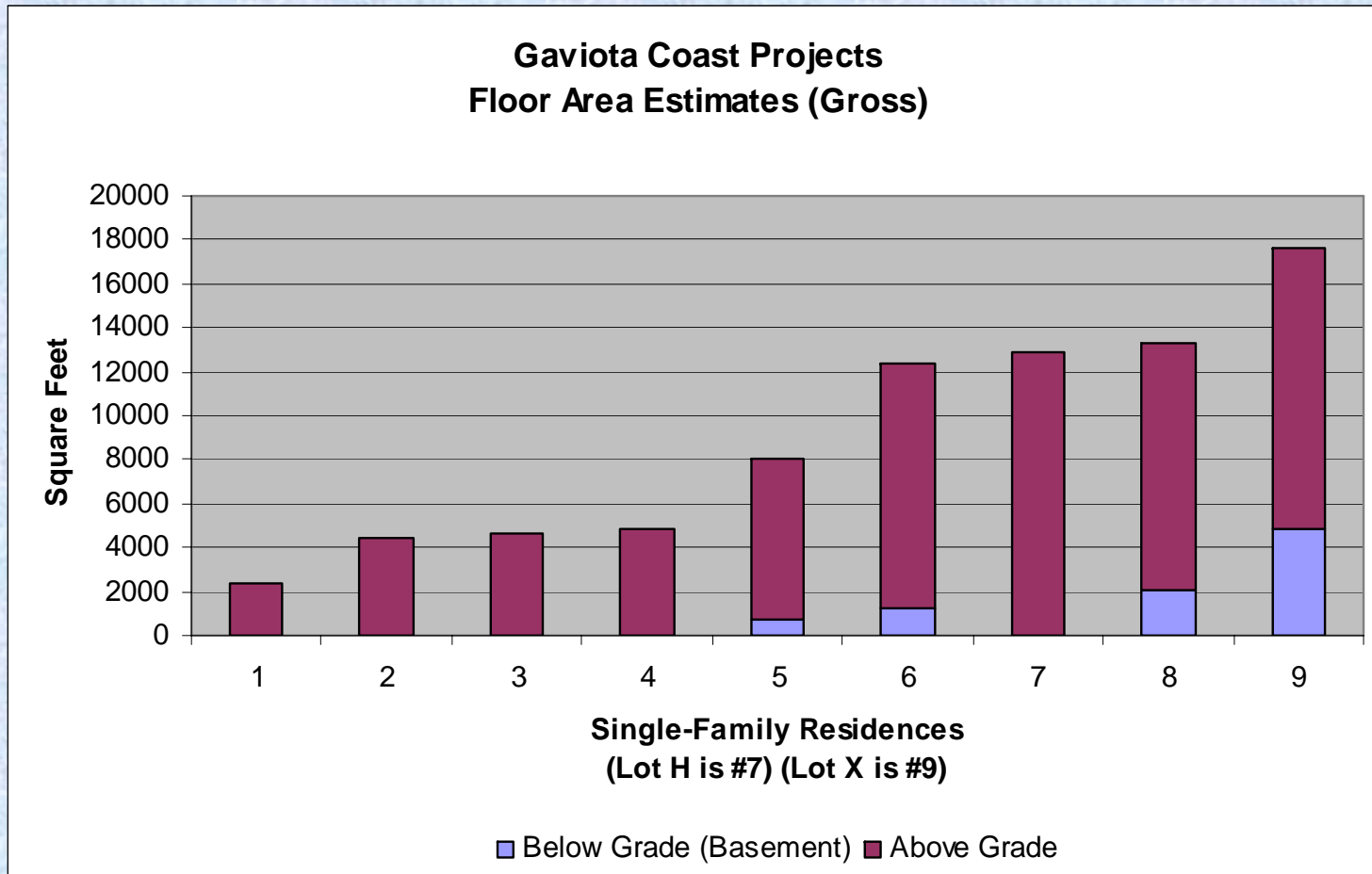


# GAVIOTA COAST PROJECTS GRADING ESTIMATES



# GAVIOTA COAST PROJECTS

## FLOOR AREA ESTIMATES



# **VISUAL RESOURCES ISSUE**

- **West Elevation Intrudes into Skyline**
- **Proposed Berm would Screen Residence**
- **Berm Inconsistent with Visual and Hillside/Watershed Policies**

**Residence must be Sited so as not to intrude into Skyline**

**Berm Requires Additional Grading**

# **BAR REVIEW GRADING POLICIES**

## **Ridgeline Hillside Guideline (g):**

*“Grading shall be minimized, in accordance with the Comprehensive Plan . . .”*

## **BAR Finding (1):**

*“. . . scale, and design . . . shall be compatible with . . . surrounding natural environment . . . Structures . . . shall be designed to follow natural contours . . .”*

## **BAR Finding (8):**

*“Site layout, orientation, and location of structures . . . respecting . . . topography . . .”*

# **BAR REVIEW LANDSCAPING POLICY**

## **Ridgeline Hillside Guideline (f):**

*“Landscaping should be used to integrate the structure into the hillside, and shall be compatible with the adjacent vegetation.”*

# **BAR REVIEW**

## **FINDINGS AND CONCLUSIONS**

- **Height, Scale, Architecture Appropriate**
- **Project does not Minimize Grading**
- **Landscaping out of Character**

# **RECOMMENDATION**

- 1. Make Findings for Denial**
- 2. Determine Disapproval is Exempt from CEQA (§15270)**
- 3. Deny the Appeals**
- 4. Deny the Project**



**EXTRA  
SLIDES**



# SITE SECTIONS

