

# COUNTY COUNSEL

Date: October 12, 2009  
To: Board of Supervisors  
From: William M. Dillon  
Senior Deputy County Counsel  
cc: Alan Bell, P&D  
Subject: Facilitation Report: Bean Blossom;



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County Counsel held a facilitation for this project on November 21, 2008. The attendees were as follows:

Allen Bell, Planning and Development  
Mike Lunsford, Gaviota Coast Conservancy  
Marc Chytilo, Law Office of Marc Chytilo (attorney for Gaviota Coast  
Conservancy  
John Vallance, MAZ Properties (applicant's agent)  
Christopher Jacobs; Brownstein Hyatt Farber Schreck, LLP (applicant's attorney)  
Mark Lloyd, L&P Consultants (applicant's agent)

The project involves the proposed development of a large single family house on the Gaviota Coast. A detailed description of the project will be set forth in the P&D Staff Report to the Board.

The application was denied by the Director of P&D and the Central Board of Architectural Review. Gaviota Coast Conservancy had opposed the project. The landowner appealed these denials to the Board. Subsequently, the applicant and Gaviota Coast Conservancy met and reached a consensus on a modified project. Facilitation was then held by County Counsel, at which time the modified project was first presented to P&D.

The landowner has agreed to modify the project description to reduce the proposed house size from approximately 17,605 to 16,330 square feet (gross) and grading needed for the project from approximately 56,000 cubic yards to 28,000 cubic yards (cut and fill). The applicant and Gaviota Coast Conservancy will present the modified project to the Board.