

# **BEAN BLOSSOM LOT X**

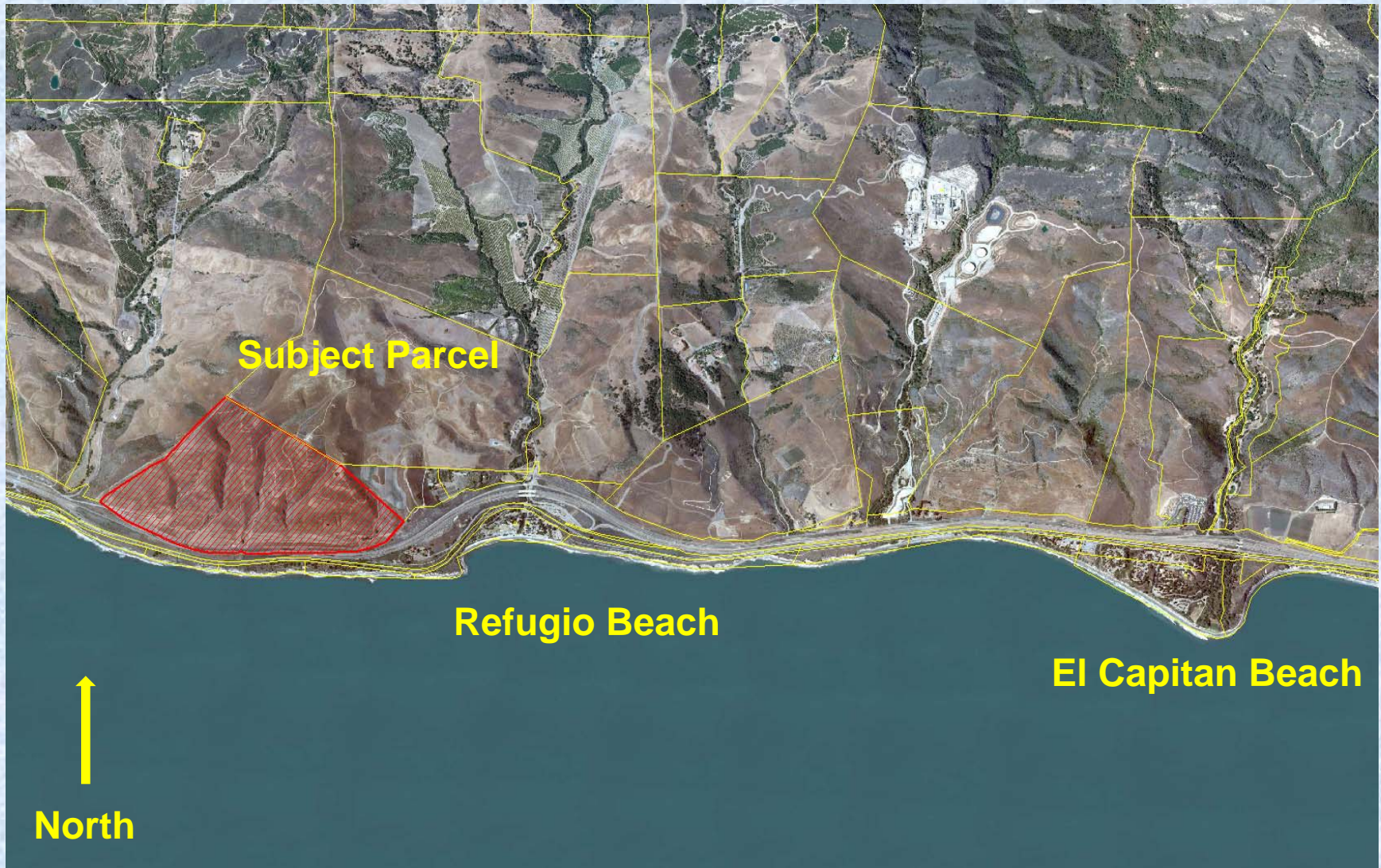
## **APPEAL OF PLANNING COMMISSION DENIAL OF RESIDENCE**

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

**Board of Supervisors**

**August 3, 2010**

# VICINITY MAP



**Subject Parcel**

**Refugio Beach**

**El Capitan Beach**

**North**



# SUBJECT PARCEL



# **SUMMARY TIME LINE**

## **Original Project**

**BAR Denial: September 12, 2008**

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

**PC Denial: November 5, 2008**

**BOS Hearing: December 1, 2009**

# **BOARD OF SUPERVISORS HEARING**

**December 1, 2009**

- 1. Referred Modified Project to Staff and CBAR for Analysis**
- 2. Accepted Applicant's Offer to Fund Permitting Costs**



# **SUMMARY TIME LINE**

## **Modified Project**

**BOS Hearing: December 1, 2009**

**CBAR Review: January 7, 2010**

**Other Permits: February – May 2010**

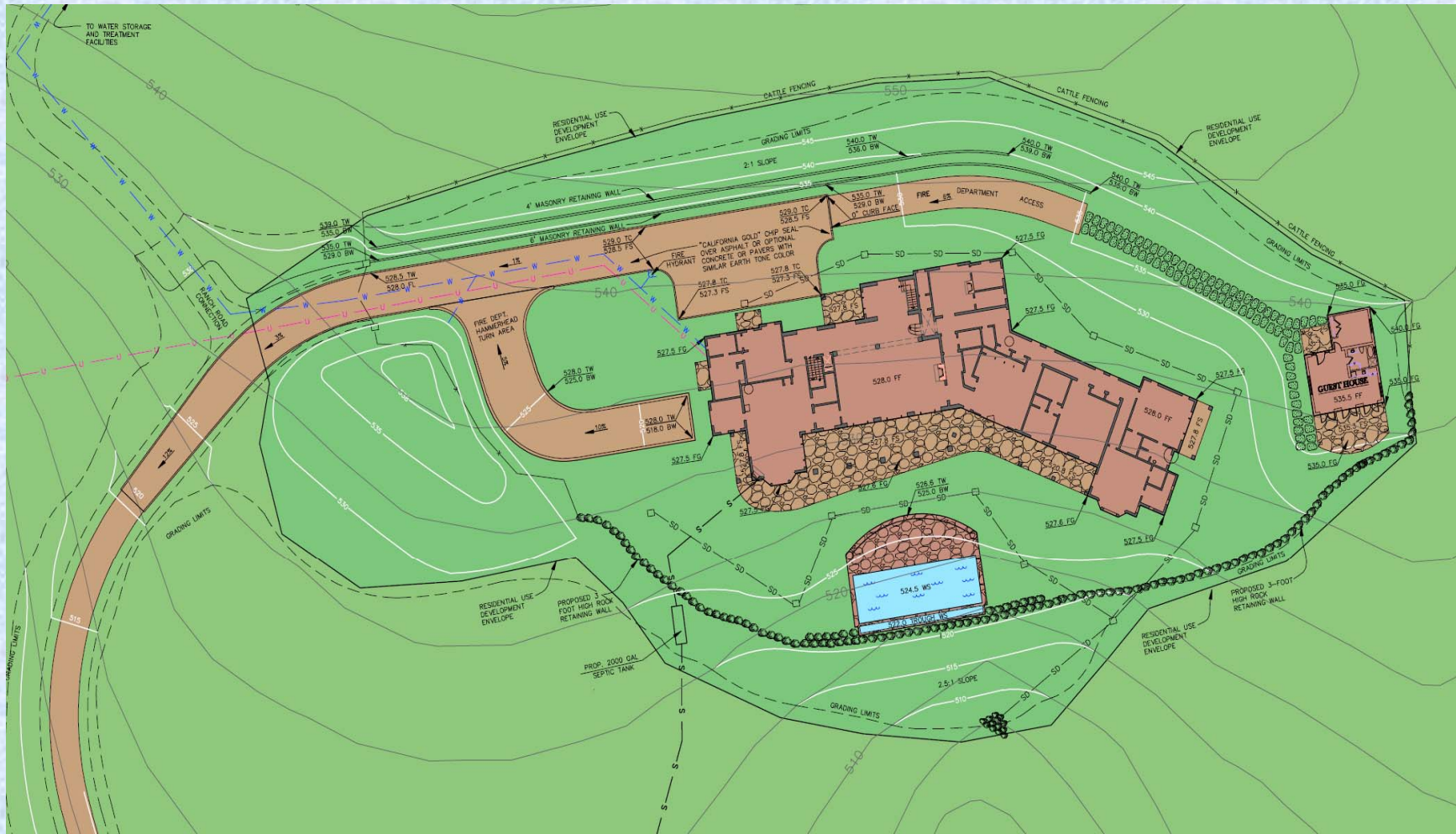
**Staff Review: January – June 2010**

# **MODIFIED PROJECT**

- **Reduced House Size – 17,605 to 16,330 SF**
- **Shifted Guest House and Pool**
- **Reduced Pool/Lawn Area**
- **Eliminated Circular Motor Court**
- **Reduced Grading – 56,000 to 23,800 CY**

# SITE PLAN

## Modified Project





# BUILDING ELEVATIONS

## Modified Project



# **STAFF REVIEW**

## **Modified Project**

- **Not Visible from Public Places**
- **Sited to not Intrude into Skyline**
- **Designed to Reduce Grading**
- **No Sensitive Resources**
- **Complies with Zoning Ordinance**

# **CBAR REVIEW**

## **Modified Project**

- **Applicant reduced house size.**
- **Grading achieves appropriate balance.**
- **Landscaping transitions from residential to natural.**
- **Plaster color may be too light.**



# **ENVIRONMENTAL REVIEW**

## **Modified Project**

- 1. Section 15303, New Construction of Small Structures**
- 2. One Single-Family Dwelling**
- 3. No Significant Effect on Environment**

# **RECOMMENDATION**

## **Modified Project**

- 1. Make Findings for Approval**
- 2. Determine Project is Exempt from CEQA (§15303)**
- 3. Uphold Appeals, Approve Project**