

Bean Blossom Lot X Single-Family Residence

Case Numbers: 08APL-00000-00040, 08APL-00000-00041, 03BAR-00000-00164 and 02CDP-00000-00023

August 3, 2010

**ATTACHMENT C: COASTAL DEVELOPMENT PERMIT**



**COASTAL DEVELOPMENT PERMIT**

**Case No.:** 02CDP-00000-00023

**Project Name:** Bean Blossom Lot X Single-Family Residence and Accessory Structures

**Project Address:** 14000 Calle Real, Gaviota

**Assessor's Parcel No.:** 081-210-047

**Applicant Name:** MAZ Properties, Inc.

The Board of Supervisors hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

**Associated Case Number(s):** 08APL-00000-00040, 08APL-00000-00041 and 03BAR-00000-00164

**Project Description Summary:** The project consists of construction of a single-family residence of approximately 16,330 square feet (includes basement and underground garage of approximately 4,776 square feet and covered outside areas of approximately 2,234 square feet), guest house of approximately 1,339 square feet (includes covered outside areas of approximately 415 square feet), pool, hardscape, water system, septic system, utilities, and driveway of approximately 4,200 linear feet. (Statistics are gross floor area.) No structures currently exist on the parcel. The proposed project would require approximately 23,800 cubic yards of cut and fill. No native or specimen trees would be removed. Access to the subject parcel would continue to be provided using the existing frontage road adjacent to U.S. Highway 101. The subject parcel totals 287 acres and is zoned Agriculture II under the Coastal Zoning Ordinance and Land Use and Development Code. The project would be located within a 2-acre development envelope, except for portions of the water system, septic system, driveway and utilities.

**Project Specific Conditions:** See attached conditions of approval.

**Permit Compliance Case:**  Yes  No

**Permit Compliance Case No.:** \_\_\_\_\_

**Terms of Permit Issuance:**

- 1. Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
- 2. Date of Permit Issuance.** This Permit shall be deemed effective and issued on August 13, 2010, provided an appeal of this approval has not been filed.
- 3. Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

**NOTE:** Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions of approval; nor shall it be construed to be an approval of a violation of any provision of any County policy, ordinance or other governmental regulation.

**Owner/Applicant Acknowledgement:** Undersigned permittee acknowledges receipt of this pending approval and agrees to abide by all terms and conditions thereof.

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Print Name	Signature	Date
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**Date of Board of Supervisors Approval:** August 3, 2010

**Chair, Board of Supervisors:**

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Print Name	Signature	Date
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