



## Legislation Text

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**File #: 08-00564, Version: 2**

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HEARING - Consider recommendations regarding the Gaviota Coast Conservancy's Appeal of the Planning Commission's Approval of the Ballantyne Residence and Accessory Structures (Case Numbers 06APL-00000-00019, 05LUP-00000-006), The proposed project is located at 500 Farren Road, Goleta Area, APN 079-090-036, Third District, as follows: (EST. TIME: 1 HR. 30 MIN.)

Option 1 - Deny the Appeal, Approve the Project

1) Deny the appeal (Case Number 06APL-00000-00045) and uphold the Planning Commission's November 8, 2006 decision to approve the project (Case Number 06APL-00000-00019); and

2) a) Adopt the Proposed Final Mitigated Negative Declaration (Environmental Document 08NGD-00000-00014), including any revisions as specified by your Board; or

2) b) Refer the environmental document back to staff for additional analysis pursuant to the Guidelines for Implementation of the California Environmental Quality Act; and

3) If your Board adopts the Proposed Final Mitigated Negative Declaration, then also select one of the following:

a) Adopt the required findings and conditions of approval to approve the project (Case Number 05LUP-00000-00611), revised to include water and gas lines (Case Number 08CDP-00000-00006), as approved by the Planning Commission and as specified in Attachment A (Findings of Approval) and Attachment B (Conditions of Approval) of the November 13, 2006 Planning Commission Action Letter, and also incorporate mitigation for fire protection and noise according to the Proposed Final Mitigated Negative Declaration; or

b) Adopt the required findings and conditions of approval to conditionally approve the project (Case Number 05LUP-00000-00611), revised to include water and gas lines (Case Number 08CDP-00000-00006), subject to any new revisions to the project description or conditions of approval as approved by the Planning Commission and as specified in Attachment A (Findings of Approval) and Attachment B (Conditions of Approval) of the November 13, 2006 Planning Commission Action Letter, including any specific modifications to the siting, design, scale and/or other aspects of the project as specified by your Board, and also incorporate mitigation for fire protection and noise according to the Proposed Final Mitigated Negative Declaration.

Option 2 - Approve the Appeal, Deny the Project;

1) Grant the appeal (Case Number 06APL-00000-00045) and reverse the Planning Commission's November 8, 2006 decision to approve the project (Case Number 06APL-00000-00019); and

2) Adopt the required findings to deny the project (Case Numbers 05LUP-00000-00611), revised to include water and gas lines (Case Number 08CDP-00000-00006), as specified in Attachment A (Denial Findings) of the September 15, 2006 Planning Commission Staff Report.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

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