



Legislation Text

File #: 09-00958, **Version:** 2

HEARING - Consider the request of Christopher Jacobs, agent for Bean Blossom LLC, to consider the appeals, Case Nos. 08APL-00000-00040 and 08APL-00000-00041 filed on November 6, 2008, of the Planning Commission's decision to uphold the Board of Architectural Review's denial of Preliminary Review, Case No. 03BAR-00000-00164, and the Planning and Development Department's denial of a Coastal Development Permit, Case No. 02CDP-00000-00023, for the Bean Blossom Lot X single-family residence and accessory structures, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the AG-II-100 and AG-II-320 zones. The application involves APN 081-210-047, located at 14000 Calle Real in the Gaviota Area, Third District, as follows: (EST. TIME 1 HR.)

- a) Approve the findings for denial of the project, Case Numbers 03BAR-00000-00164 and 02CDP-00000-00023, specified in the Planning Commission's action letter dated November 10, 2008;
- b) Determine disapproval of the project is exempt from CEQA pursuant to Section 15270 of the CEQA Guidelines;
- c) Deny the appeals, Case Numbers 08APL-00000-00040 and 08APL-00000-00041;
- d) Deny the project, Case Numbers 03BAR-00000-00164 and 02CDP-00000-00023.
- e) Consider and approve a modified project in lieu of the original project; and
- f) Refer back to staff if the Board takes other than the recommended action for appropriate findings and conditions.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY