



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

**Meeting Date: February 8, 2010
3:00 P.M.**

Marsha Zilles	Anthony Spann	- Chair
Michele Michaelson	Don Nulty	- Vice Chair
Raymond Ketzel	Sharon Foster	- MBAR Secretary
Sam Maphis	Alice McCurdy	- Supervising Planner
Peter Edwards		

- All approvals made by this Montecito Board of Architectural Review are based upon the findings required by the provisions of Chapter 35 of the Santa Barbara County Code.
 - If you cannot appear for an agenda item, you must notify Planning and Development by Friday, 12:00 (noon), one day prior to the meeting date. If you do not contact Planning and Development by this time, you will not be eligible to appear on the subsequent agenda. Two subsequent continuances are allowed.
 - Projects continued to a future meeting will be agendized by Hearing Support staff per the direction of the planner. It is not guaranteed that projects will be placed on the next meeting's agenda. **Applicants must work with their planner to have projects placed on a future agenda.**
 - Items will be heard in the order listed on the agenda unless the Chair of the Montecito Board of Architectural Review changes the order of the agenda or the item is to be continued. Items will not be heard prior to the time certain specified on the agenda.
 - Requests for change of scheduling should be made to Planning and Development, 123 East Anapamu Street, Santa Barbara, California 93101; Telephone (805) 568-2000.
 - If your case appears on the Consent Agenda, please note the following: You must submit your materials for Consent Items to Planning and Development by 4:30 PM, Wednesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (2:45 PM) to answer questions if needed, and to observe the announcement regarding your item at 3:00 PM.
 - The Chair will announce when public testimony can be given for the items on the agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the agenda item begins. Each speaker is allocated 3 minutes for comments due to time constraints. Total time allocated for public comments for an item is 15 minutes.
 - Montecito Board of Architectural Review approvals do not constitute Land Use Clearances.
 - The square footage calculations and the cut and fill cubic yardage listed in this agenda are taken from the Montecito Board of Architectural Review application submitted to our department by the project owner/applicant or architect. These figures are only an approximation and are subject to change throughout the review process. Please consult the final set of MBAR approved plans for accurate figures.
 - In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
-

ADMINISTRATIVE AGENDA:

- I. **PUBLIC COMMENT:** General comments regarding topics in which the MBAR has discretion will be allowed. Comments from concerned parties regarding specific projects will be limited to 3 minutes per person.

II. AGENDA STATUS REPORT

III. MINUTES: The Minutes of January 25, 2010 will be considered.

IV. MONTECITO CONSENT AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 2:45 P.M.

C1. 10BAR-00000-00001	Couch Garage Attic Addition	260 Gould Lane
10CDP-00000-00001	(J.Ritterbeck, Planner 568-3509)	Ridgeline: N/A

Request of John Watson architect for the owners, Tim and Lisa Couch, to consider Case No. 10BAR-00000-00001 for **preliminary/final approval on consent of an addition to an existing detached garage of approximately 376 square feet, including a new second level loft area.** The following structures currently exist on the parcel: a single family residence and existing garage of approximately 6,600 square feet. The proposed project will not require grading. The property is a 1.78 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-009, located at **260 Gould Lane** in the Montecito area, First Supervisorial District. (Continued from 1/25/10)

V. MBAR MEMBERS INFORMATIONAL BRIEFINGS

VI. STAFF UPDATE

STANDARD AGENDA:

The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.

1. 09BAR-00000-00191	Encell Accessory Structure	801 Hot Springs Road
09LUP-00000-00492	(Kimberley McCarthy, Planner 568-2005)	Ridgeline: N/A

Request of James Macari, architect for the owner, Dan Encell, to consider Case No. 09BAR-00000-00191 for **final approval of a detached accessory structure (a playhouse and storage structure) of approximately 729 square feet.** The following structures currently exist on the parcel: single family residence of approximately 3,348 square feet with attached garage of approximately 425 square feet and a pool & cabana of approximately 424 square feet. The proposed project will require approximately will not require grading. The property is a .89 acre parcel zoned 2.E.1 and shown as Assessor's Parcel Number 011-260-023, located at **801 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued form 12/14/09)

2. 10BAR-00000-00003	Baroni/Owens New Artist Studio Cabana, Pool and Spa	974 Park Lane
10LUP-00000-00012	(Brian Banks, Planner 568-3559)	Ridgeline: N/A

Request of Harrison Design Associates architect for the owners, Marco Baroni & Chelsea Owens, to consider Case No.10BAR-00000-00003 for **preliminary/final approval of a new artist studio of approximately 684 square feet and a cabana of approximately 711 square feet.** The following structures currently exist on the parcel: a two story single family dwelling of approximately 2,008 square feet, an attached garage of approximately 480 square feet and a potting shed of approximately

146 square feet. The proposed project will require approximately 400 cubic yards of cut and approximately 150 cubic yards of fill. The property is a 2.23 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-030, located at **974 Park Lane** in the Montecito area, First Supervisorial District. (Continued from 1/25/10)

3. **09BAR-00000-00148** **Turicchi Addition/Garage/Decks** **1355 E. Mountain Drive**
 09LUP-00000-00379 (Errin Briggs, Planner 568-2047) Ridgeline: N/A

Request of Tom Meaney, architect for the owner, Scott Turicchi, to consider Case No. 09BAR-00000-00148 for **preliminary approval of an addition to the first floor of the single family dwelling of approximately 106 square feet, an addition of approximately 300 square feet to the second floor, construction of a new covered terrace of approximately 456 square feet and a new detached garage/study of approximately 800 square feet.** The following structures currently exist on the parcel: a two story single family residence of approximately 4,446 square feet with the first floor consisting of approximately 3,986 square feet and the second floor consisting of 460 square feet, a basement of approximately 560 square feet, a carport of approximately 420 square feet, to be demolished and guesthouse consisting of 665 square feet. The proposed project will require approximately 50 cubic yards of cut and approximately 75 cubic yards of fill. The property is a 1.05 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at **1355 E. Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 10/12/09)

4. **09BAR-00000-00037** **Tolles New Two Story Residence,
Detached Garage Demo/Remodel** **602 Parra Grande Lane**
 09LUP-00000-00419 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Tom & Kristin Tolles, to consider Case No. 09BAR-00000-00037 for a **preliminary approval of a new two story residence of approximately 5,430 total square feet including 3,151 square feet for the first floor and including approximately 2,279 square feet for the second floor, and a detached 3 car garage of approximately 800 square feet.** The following structures currently exist on the parcel: a 3 unit residential building of approximately 1,867 square feet, to be demolished, a garage of approximately 970 square feet. The proposed project will require approximately 1100 cubic yards of cut and approximately 1500 cubic yards of fill. The property is a 2.12 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-037, located at **602 Parra Grande Lane** in the Montecito area, First Supervisorial District. (Continued from 3/23/09, 10/12/10)

5. **09BAR-00000-00162** **Tolles New Two Story Residence,
Detached Garage Demo/Remodel** **602 Parra Grande Lane**
 09LUP-00000-00419 (Kimberley McCarthy, Planner 568-2005) Ridgeline: N/A

Request of Peter Becker, architect for the owners, Tom & Kristin Tolles, to consider Case No. 09BAR-00000-00037 for a **conceptual review/preliminary approval of a remodel/reconfiguration of an existing non-conforming triplex of approximately 2,436 total square feet with an attached garage of approximately 620 square feet into one single family dwelling of approximately 2,065 square feet, an attached garage of approximately 620 square feet and attached accessory structure totaling 341 square feet, including storage or approximately 371 square feet.** The following structures currently exist on the parcel: a 3 unit residential building with an attached garage of approximately 3,056 square feet. The proposed project will require approximately 5 cubic yards of cut and approximately 70 cubic yards of fill. The property is a .77 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-180-037, located at **602 Parra Grande Lane** in the Montecito area, First Supervisorial District.

The Representatives of the following items should be in attendance at this MBAR Meeting by 4:00 P. M.

- | | | | |
|-----------|--------------------------|--|---------------------------|
| 6. | 10BAR-00000-00009 | Topper Addition | 171 Butterfly Lane |
| | 10CDP-00000-00006 | (Kimberley McCarthy, Planner 568-2005) | Ridgeline: N/A |

Request of Tom Smith architect for the owner, David Topper, to consider Case No. 10BAR-00000-00009 for **conceptual review of an addition to a single family residence of approximately 162 square feet.** The following structures currently exist on the parcel: a single family residence of approximately 4190 square feet, a pool house of approximately 337 square feet and a accessory structure of approximately 176 square feet. The proposed project will not require grading. The property is a 1.08 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-161-009, located at **171 Butterfly Lane** in the Montecito area, First Supervisorial District.

- | | | | |
|-----------|--|---|------------------------|
| 7. | 09BAR-00000-00159 | Simon New Service Gate, Wall & Columns | 663 Buena Vista |
| | 09ZCI-00000-00075
09CUP-00000-00043 | (Julie Harris, Planner 568-3518) | Ridgeline: Urban |

Request of Ken Mineau, architect for the owners, Herb & Bui Simon, to consider Case No. 09BAR-00000-00159 for **further conceptual review of a new service entry gate with columns approximately 8 feet 8 inches tall, gate 8 feet tall, and wall 8 feet tall within the front setback, and a new black chain link fence 8 feet tall along the southern, western and northern property boundaries.** The following structures currently exist on the parcel: single family residence, a pool, pool cabana, and tennis court. The proposed project will not require grading. The properties are a 5.19-acre parcel zoned 5-E-1 and shown as Assessor's Parcel Number 007-130-064 and a 1.47-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-130-065, located at **663 and 665 Buena Vista** in the Montecito area, First Supervisorial District. (Continued from 10/26/09)

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: February 8, 2010

RE: 10BAR-00000-00001, **Couch Garage Addition**, 10CDP-00000-00001
260 Gould Lane, Montecito area; APN 007-500-009

Preliminary review indicates that the project complies with the all zoning requirements for the 2-E-1 zone district and is compatible with the requirements of the Coastal Zoning Ordinance and the policies of the Montecito Community Plan and the County Comprehensive Plan, subject to certain conditions.

Fences, walls, gateposts/gates are included as part of the overall architectural review of the project.

This project may proceed for:

**PRELIMINARY / FINAL
APPROVAL** by your board.

PLEASE SPECIFICALLY COMMENT ON:

➤ Agent has worked with P&D to address all planning and zoning concerns.

PROJECT DESCRIPTION:

The proposed project is for the construction of an addition to an existing detached garage of approximately 376 square feet, including a new second level loft area. A total of 2 trees will be removed as a part of this project and grading will be less than 50 cubic yards. The subject property is a 1.78-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-009, located at 260 Gould Lane in the Montecito area, First Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies.

Final approval of the Coastal Development Permit is subject to my review.

c: Case File (to Planner)
Alice McCurdy, P&D

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Kimberley McCarthy, Planner

DATE: January 28, 2010

RE: 09BAR-00000-00191/09LUP-00000-00492, 801 Hot Springs, Encell Accessory Structure.

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

<input type="checkbox"/>	CONCEPTUAL/PRELIMINARY
<input type="checkbox"/>	PRELIMINARY/FINAL
<input checked="" type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The proposed project is for the construction of detached accessory structure (play house & storage building) approximately 792 square feet in size and 17 feet in height. The accessory structure will contain a half bathroom. The project does not require any grading or the removal of any native vegetation or trees. The project site will continue to be served by the

Montecito Water and Sanitary districts. Access will remain via an existing driveway off of Hot Springs Road.


Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

xc: Case File
David Villalobos
James Mayo Macari, jmmacari@aol.com
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: February 1, 2010

RE: 10BAR-00000-00003, Baroni Pool/Cabana/Artist Studio/Retaining Walls,
10LUP-00000-00012, 974 Park Ln., APN 007-070-030

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- CONCEPTUAL
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a 40 ft. by 18 ft. swimming pool & spa, cabana of approximately 711 square feet (net), artist studio of approximately 684 square feet (net), legalization of an existing potting shed of approximately 146 square feet (net), and construction of approximately 240 linear feet of retaining walls that vary in height from 3 ft. to a maximum of 8ft. The project proposes grading of approximately 400 cubic yards of cut/150 cubic yards fill. The project does not propose the removal of any oak or specimen trees, but two fruit trees are proposed for removal. The parcel will continue to be served by the Montecito Water District, Montecito Fire District and a private septic system. Access to the site will continue to be taken from Park Rd. The property is a 2.23-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-070-030, located at 974 Park Lane in the Montecito Planning Area, First Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

cc: Case File (to Planner)
✓ Sharon Foster
Applicant/Agent
Montecito Association

G:\GROUP\PERMITTING\Case Files\LUP\10 Cases\10LUP-00000-00012 Baroni\MBAR Memo 10BAR-00000-00003 Prelim_Final.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Errin Briggs, Planner

DATE: February 8, 2010

RE: Turicchi SFD Addition, Garage and Trellis, 1355 East Mountain Drive, 09BAR-00000-00148, Case No. 09LUP-00000-00379, APN 011-050-054

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

- Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

- PRELIMINARY**
- PRELIMINARY/FINAL**
- FINAL**
- REVISED FINAL**

APPROVAL by your board.

Comments from the previous MBAR review on October 12, 2009

- 1. The length of the building raises an issue of scale.**
- 2. Privacy issues should be addressed via landscape screening within the site boundary.**
- 3. Applicant should work with the landscaper to ensure that landscape screening is provided in a manner compatible with the oaks.**
- 4. Note 11 on sheet C2 is open-ended and needs to be clarified.**
- 5. Neighbors should contact the planner to address their concerns that go beyond design issues (i.e. drainage; possibility of unengineered fill, etc.)**
- 6. Issues raised today (i.e. privacy, drainage, and health of trees) need to be addressed before the project returns for preliminary approval.**

Staff conducted a site visit and met with the downhill neighbor to review the drainage conditions. Additionally, the engineer has submitted a drainage study for the project which includes existing vs. proposed stormwater runoff volumes. The project includes the expansion of an existing underground detention basin to ensure no increase in runoff results from the project. As such, staff is no longer concerned about drainage issues related to this project.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow for the demolition of a 420 square foot carport and the construction of several additions to an existing, 4,404 square foot (net) single-family residence with basement, a new 500 square foot (net) detached garage with attached 306 square foot study, and a new 456 square foot trellis over a rear deck that would be replaced in kind. The proposed single-family residential additions include a 91 square foot bathroom addition, a 48 square foot office addition, and a 276 square foot, second-story bedroom addition. The resulting residence would be approximately 4,819 square feet in size with a 590 square foot basement. The height of the residence would be approximately 24 feet above existing grade. The existing driveway would be expanded to include a new entrance on the west side of the property frontage and a new entry gate with columns installed as well. Grading would include 20 cubic yards of cut and 90 cubic yards of fill. No trees are proposed for removal. The property is currently developed with an existing 4,404 single-family residence, 630 square foot cabana and a 420 square foot carport. The parcel would continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access would continue to be provided off of East Mountain Drive. The property is a 0.89-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-050-054, located at 1355 East Mountain Drive in the Montecito Area, 1st Supervisorial District.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

cc: Case File (to Planner)
David Villalobos
Montecito Association

G:\GROUP\Permitting\Case Files\LUP\09 Cases\09LUP-00000-00379 Turicchi\MBAR Prelim 2.8.10.docx

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Kimberley McCarthy, Planner

DATE: January 26, 2010

RE: 09BAR-00000-00037/09LUP-00000-00112 - Tolles Residential Development

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: The proposed single family dwelling exceeds the recommended floor area ration by approximately 235 square feet [lot size = 1.75 acres (approved under 09LLA-00000-00010), recommended FAR = $4,300 + (1700 \times .75) = 5,575$ square feet, proposed dwelling approximately 5,810 square feet].

PROJECT DESCRIPTION:

The proposed project the construction of a new two-story single family dwelling approximately 5,810 square feet (net) in size, a detached garage approximately 800 square feet (net) in size, a pool and a pool cabana 800 square feet (net) in size. The site previously contained a legal nonconforming tri-plex. The maximum height of the residence will be 30

feet, the maximum height of the garage will be 16.5 feet and the maximum height of the pool cabana structure will be 19 feet. All heights are measured from existing grade and each structure will have a 4 in 12 roof pitch. The project proposes approximately 1,100 cubic yards of cut and 1,500 cubic yards of fill. Three oak trees and 10 nonnative trees will be removed from the project site. 10 fifteen gallon oak trees and three 24" boxed oak trees will be planted on the project site to mitigate the removal of the three native trees. Of the 10 nonnative trees, three large palm trees will be replanted on the parcel immediately south of the project site. A landscaping and replanting plan will be implemented to improve and support the existing small oak cluster on the northeastern portion of the property. The property will be served by the Montecito Water and Sanitary districts. Access to this site will be taken from an existing driveway/access road off Hot Springs Road.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

xc: Case File, 09LUP-00000-00112
David Villalobos
Applicant, Tom Tolles (via email: ttolles@gmail.com)
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: June Pujo

FROM: Kimberley McCarthy, Planner

DATE: January 26, 2010

RE: 09BAR-00000-00162/09LUP-00000-00419 - Tolles Tri-plex Remodel/Single Family Dwelling

Preliminary review indicates that the project complies with the all requirements of the 2-E-1 zone and is compatible with the requirements of the Montecito Land Use Development Code and the policies of the Comprehensive Plan, including Montecito Community Plan, subject to certain conditions.

Fences, walls, gateposts and gates are to be included as part of the overall architectural review of the project.

This project may proceed for:

PRELIMINARY
 PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The proposed single family dwelling is approximately 509 square feet below the floor area ratio [lot size = .38 acres (approved under 09LLA-00000-00010), recommended FAR = 1800 + (2500 x .38) = 2,750 square feet, proposed structure approximately 2,256 square feet net (2065 + 93 + 98)].

PROJECT DESCRIPTION:

The proposed project is for extensive remodeling of an existing legal nonconforming triplex approximately 2,436 square feet with an attached garage approximately 620 square feet in size creating a single family dwelling approximately 2,065 square feet (net) in size with an attached two-car garage/workshop with a half bath (toilet and washbasin only) approximately 893 square feet (net) in size and an attached storage room (no interior access) approximately 98 square feet (net) in size. The project will not require any grading (scarification & recompaction only) or the removal of any native vegetation or trees. Access to the site will remain via an existing driveway off Para Grande Lane. The project site will be served by the Montecito Water & Sanitary Districts.

Any revisions to the project plans and any additional information regarding this project should be directed to my attention for further review of project consistency. An amendment to this notice will then be returned to your Board. Additional conditions may be applied to the project at the Land Use Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final approval of the Land Use Permit is subject to my review.**

xc: Case File, 09LUP-00000-00419
David Villalobos
Applicant, Tom Tolles (via email: ttolles@gmail.com)
Montecito Association