



# COUNTY OF SANTA BARBARA

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## MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: March 9, 2009  
3:00 P.M.**

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

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Marsha Zilles	Anthony Spann	- <b>Chair</b>
Michele Michaelson	Don Nulty	- <b>Vice Chair</b>
Raymond Ketzell	Sharon Foster	- <b>MBAR Secretary</b>
Sam Maphis	June Pujo	- <b>Supervising Planner</b>
Peter Edwards		

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- 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.
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**Site Visit: 12:00 P.M.**

**View Story Poles for Item No. 1. – Hill Demo/ New Single Family Dwelling- 640 Cowles Road.**

**View Story Poles for Item No. 2. – Holyrod New Single Story with Detached Garage- 698 El Rancho Road.**

**View Story Poles for Item No. 5 - Liocano New Single Family Residence with Attached Garage- 1050 Coyote Road.**

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## 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 February 23, 2009 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.**

C-1.	<b>08BAR-00000-00262</b>	<b>Phillips Addition and Remodel</b>	<b>1037 Alston Road</b>
	08MOD-00000-00017	(J. Ritterbeck, Planner 568-3509)	Ridgeline: N/A
	08LUP-00000-00323		

Request of Adele Goggia, architect for the owner, Charles Phillips, to consider Case No. 08BAR-00000-00262 for **final approval on consent of a Modification to reduce the 20-foot side setback by up to 7 feet to allow for the construction of a 1<sup>st</sup> floor addition approximately 431 square foot in total NET area (includes a new 90 square foot kitchen area and a new 341 square foot bedroom, of which, approximately 46 square foot and 126 square foot respectively, are within the existing side setback). The resulting SFD will be approximately 7,156 square foot in size. Also included in this Modification is a new 71 square feet basement addition and a new exterior stairway of approximately 80 square feet, both located entirely within the existing setback). Finally, approximately 575 square foot of the eastern wing of the existing SFD is also a part of this Modification so as to allow structural alterations as well as interior and exterior remodels and window alterations. All structural alterations will be subject to review and approval of a follow-up Land Use Permit. The proposed project will not require grading.** The property is a 3.06 acre zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-034, located at 1037 Alston Road in the Montecito area, First Supervisorial District (Continued from 1/26/09).

		<b>1775 Glen Oaks Hill LLC</b>	
C-2.	<b>07BAR-00000-00343</b>	<b>Demo/New Single Family Dwelling</b>	<b>1775 Glen Oaks Hill</b>
	08LUP-00000-00282	(Eric Gage, Planner 568-2002)	Ridgeline: N/A

Request of Britt Jewett, architect for the owner, 1775 Glen Oaks Hill LLC., to consider Case No. 07BAR-00000-00343 for **final approval on consent of the demolition of the existing residence and construction of a new residence of approximately 4,314 square feet with an attached garage of approximately 835 square feet.** The following structures currently exist on the parcel: residence of approximately 1,236 square feet, a second unit of approximately 950 square feet and an approximate 700 square foot carport. The proposed project will require approximately 97 cubic yards of cut and approximately 103 cubic yards of fill. The property is a 1.06 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-007, located at 1775 Glen Oaks Drive in the Montecito area, First Supervisorial District. (Continued from 1/28/08, 2/09/09, 2/23/09)

**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.**

**CONCEPTUAL REVIEW**

1.

**8BAR-00000-00240 Hill Demo/New Single Family Dwelling 640 Cowles Road**  
09LUP-00000-00013 (Eric Gage, 568-2002) Ridgeline: Urban

Request of Ken Nagahara, architect for the owner, Earl Hill, to consider Case No. 08BAR-00000-00240 for **further conceptual review of a new residence of approximately 4,454, gross square feet (4069 net), an approximately 711 square foot attached garage, and a covered entry porch of approximately 160 square feet. The following structures currently exist on the parcel: a residence of approximately 2000 square feet with an attached garage of approximately 500 square feet (all will be demolished).** The proposed project will require approximately 1,150 cubic yards of cut and approximately 800 cubic yards of fill. The property is a 0.93 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-014, located at **640 Cowles Road** in the Montecito area, First Supervisorial District. (Continued from 11/03/08, 11/17/08, 1/26/09, 2/9/09)

2. **09BAR-00000-00009 with Attached Garage Demo/Rebuild 698 El Rancho Road**  
09LUP-00000-00023 (Brian Banks, Planner 568-3559) Ridgeline: Urban

Request of Elizabeth Sorgman, architect for the owner, Nils Holroyd, to consider Case No. 09BAR-00000-00009 for **further conceptual review/preliminary approval of a new single story single residence of approximately 3,000 square feet and attached garage of approximately 690 square feet. Also proposed is a new entry gate structure of approx. 16 feet in height outside of the setback areas.** The following structures currently exist on the parcel: single family residence with an attached garage to be demolished. The proposed project will require 150 cubic yards cut and approximately 200 cubic yards of fill. The property is a 0.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-032, located at 698 El Rancho Road in the Montecito area, First Supervisorial District. (Continued from 2/9/09)

3. **08BAR-00000-00145 680 Stonehouse Lane LLC New Single Family Dwelling, Garage and Guesthouse 680 Stonehouse Lane**  
08LUP-00000-00471 (Sarah Clark, Planner 568-2059) Ridgeline: N/A

Request of Larry Graves, architect for the owner, 680 Stonehouse Lane LLC, to consider Case No. 08BAR-00000-00145 for **further conceptual review/preliminary approval of a new residence of approximately 6,552 square feet with an attached garage and a guesthouse of approximately 2,147 square feet.** The lot is currently vacant. The proposed project will require approximately 100 cubic yards of cut and approximately 400 cubic yards of fill. The property is a 2.0 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-030, located at **680 Stonehouse Lane** in the Montecito area, First Supervisorial District. (Continued from (7/14/08)

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

4. **09BAR-00000-00018 Pelli Tea Fire Rebuild Single Family Dwelling 225 West Mountain Drive**  
(Veronica Lanz, 568-2013) Ridgeline: N/A

Request of Don Cragg, agent for the owners, Raymond and Rosemary Pell, to consider Case No. 09BAR-00000-00018 for **further conceptual review of a new residence of approximately 3,026 square feet.** There are no structures currently existing on the parcel (all lost in the Tea Fire). The proposed project will require approximately 222 cubic yards of cut and approximately 222 cubic yards of fill. The property is a 1.82 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-020-021, located at **225 West Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 2/23/09)

5. **09BAR-00000-00005** **Loiacono New Single Family Residence and Attached Garage** **1050 Coyote Road**  
 (No Planner Assigned) Ridgeline: Urban

Request of Michael Stroh, architect for the owner, Lisa Loiacono, to consider Case No. 09BAR-00000-00005 for **further conceptual review of a new single family residence of approximately 5,525 square feet, a basement of approximately 2,105 square feet, an attached garage of approximately 1,293 square feet and a detached guesthouse of approximately 407 square feet.** The following structures previously existed on the parcel: a single family residence, garage and guesthouse. These structures were destroyed in the Tea Fire. The proposed project will require approximately 1,350 cubic yards of cut and approximately 1,350 cubic yards of fill to be balance on site. The property is a 8.56 acre parcel zoned 3-E-1 (H-Mon) and shown as Assessor's Parcel Number 013-050-035, located at **1050 Coyote Road** in the Montecito area, First Supervisorial District. (Continued from 2/9/09)

6. **09BAR-00000-00021** **Terzian Cabana Exterior Changes** **1491 Edgecliff Lane**  
 09CDH-00000-00005 (Allen Bell, Planner 568-2033) Ridgeline: N/A

Request of James Macari, architect for the owner, Nina Terzian, to consider Case No. 09BAR-00000-00021 for **conceptual review of exterior changes to the existing cabana. The changes include new siding, roofing, windows, doors and railings. The existing cabana totals approximately 1,515 square feet. The proposed project will not change the size of the existing cabana. In April 2008, MBAR approved the following structures on the parcel: a single family residence of approximately 3,431 square feet with an attached garage of approximately 658 square feet and a recreation room (accessory structure) of approximately 791 square feet (06BAR-00000-00018). Grading for these structures has commenced. The proposed project will not require grading or tree removal.** The property is a 25,707 square foot parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-360-005, located at **1491 Edgecliff Lane** in the Montecito area, First Supervisorial District.

7. **09BAR-00000-00020** **Braverman Addition** **758 Via Manana**  
 09LUP-00000-00050 (Lisa Martin, Planner 568-2032) Ridgeline: N/A

Request of Emilo Casanueva, agent for the owners, Michael and Suzanne Braverman, to consider Case No. 09BAR-00000-00020 for **conceptual review and Preliminary/Final approval of a bedroom/bath addition of approximately 462 square feet** The following structures currently exist on the parcel: a single family residence of approximately 2,586 square feet and an attached garage of approximately 640 square feet and accessory structure of approximately 480 square feet. The proposed project will not require grading. The property is a one acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-090-013, located at **758 Via Manana** in the Montecito area, First Supervisorial District.

8. **09BAR00000-00027** **Valle New Single Family Dwelling Pool /Cabana /Accessory Structure** **403 Woodley Road**  
 09LUP-00000-00077 (No Assigned Planner) Ridgeline: N/A

Request of Bob Easton architect for the owner, Charles Valle, to consider Case No. 09BAR-00000-00027 for **conceptual review of a new single family residence of approximately 5,120 square feet, an attached garage of approximately 530 square feet and a cabana of approximately 150 square feet.** No structures currently exist on the parcel. The proposed project will require approximately 600 cubic yards of cut and approximately 600 cubic yards of fill. The property is a 1.004 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-020-070, located at **403 Woodley Road** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: J. Ritterbeck, Planner

DATE: March 9, 2009

RE: **08BAR-00000-00262, P&D Case No. 08MOD-00000-00017,  
Phillips Addition in Side Setback  
1037 Alston Road, Montecito, APN 009-091-034**

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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 Montecito Land Use Development Code and the policies of the Montecito Community Plan, subject to certain conditions.

**FINAL APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

- Agent has worked with P&D to address all zoning concerns.
- Project was approved by the MPC on February 25, 2009.

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**PROJECT DESCRIPTION:**

**The project is for a Modification to reduce the 20-foot side setback by up to 8 feet to allow for the construction of a 1<sup>st</sup> floor addition approximately 431 sq. ft. in total NET area (includes a new 90 sq. ft. kitchen area and a new 341 sq. ft. bedroom, of which, approximately 46 sq. ft. and 126 sq. ft., respectively, are within the existing side setback). The resulting SFD will be approximately 7,156 sq. ft. in size. Finally, approximately 575 sq. ft. of the eastern wing of the existing SFD is also a part of this Modification so as to allow structural alterations as well as interior and exterior remodels and window alterations. All structural alterations will be subject to review and approval of a follow-up Land Use Permit. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District and the Montecito Fire District. Access will continue to be provided off of Alston Road. The property is a 3.06-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-091-034, located at 1037 Alston Road in the Montecito Community Plan 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)  
David Villalobos  
Applicant/Agent  
Montecito Association

**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujó

FROM: Eric Gage

DATE: March 9, 2009

RE: 07BAR-00000-00343, Riskin-Becker Demo/Rebuild  
08LUP-00000-00282, 1775 Glen Oaks Drive, 007-190-007

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

All zoning issues have been resolved.

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## PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow demolition of a 200 s.f. shed, 592 s.f. carport, 960 s.f. secondary dwelling unit, 1,252 s.f. single-family dwelling, and construction of a swimming pool, 4,314 s.f. single-family dwelling, 835 s.f. attached garage, and 1,055 s.f. of covered porches and patios. Grading will include 52 cubic yards of cut and 124 cubic yards of fill. A total of two sycamore trees are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Glen Oaks Drive. The property is a 1.0-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-190-007, located at 1775 Glen Oaks Drive 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 Land Use Permit is subject to my review.**

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

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Eric Gage

DATE: March 9, 2009

RE: 08BAR-00000-00240, Hill Demo/Rebuild SFD  
09LUP-00000-00013, 640 Cowles Road, 013-180-014

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Preliminary review indicates that the project may comply with the all requirements of the 2-E-1 zone and may be 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.

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**PLEASE SPECIFICALLY COMMENT ON:**

The driveway must be a minimum width of 14 feet for Montecito Fire Dist.

The proposed project may be inconsistent with the County's Minimization of Grading policies. A preliminary grading plan has not yet been submitted.

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow demolition of an approximately 2,000 s.f. single-family residence, driveway and shed, and construction of a 4,069 s.f. single-family dwelling, 711 s.f. attached garage and a 160 covered porch. Grading will include 1,150 cubic yards of cut and 800 cubic yards of fill. One oak tree is proposed for relocation. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Cowles Road. The property is a 0.91-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-014, located at 640 Cowles Road in the Montecito Community Plan 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)  
David Villalobos  
Applicant/Agent  
Montecito Association

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Brian Banks

DATE: March 9, 2009

RE: 09BAR-00000-00009, Holroyd Demo/New SFD, 09LUP-00000-00023, 698 El Rancho Rd, APN 013-180-032

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

**APPROVAL** by your board.

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**PLEASE SPECIFICALLY COMMENT ON:**

NOTE: Project redesign to a single-story. Previous conceptual review was for a two-story design approximately 25 ft in height.

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**PROJECT DESCRIPTION:**

The proposed project is for a Land Use Permit to allow demolition of the existing approximately 2,488 square foot single family dwelling and approximately 600 sq. ft. attached garage, and the construction of a new approximately 3,000 sq. ft. single family dwelling and new approximately 690 sq. ft. attached garage. The height of the proposed structure will be approximately 20 feet. Also proposed is a new entry gate structure of approximately 16 ft. in height outside of the setback areas. The project proposes approximately 150 cubic yards of cut and 200 cubic yards of fill with 50 cubic yards import to prepare the site for the proposed dwelling, re-align the driveway and creation of a new parking area. Access will continue to be taken off El Rancho Road. No native vegetation trees or vegetation will be removed. The residence will continue to be served by the Montecito Water and Sanitary districts. The property is a 0.75-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 013-180-032, located at 698 El Rancho Road 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

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Montecito Board of Architectural Review  
Attn: June Pujo

FROM: Sarah Clark

DATE: March 4, 2009

RE: Decker SFD, 680 Stonehouse Lane  
08LUP-00000-00471; 08BAR-00000-00145

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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.

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**PLEASE SPECIFICALLY COMMENT ON:**

The proposed project meets all requirements of the 2-E-1 zone district and the Conditions of Approval of TM 14,496.

Several neighbors have come forward with concerns about the project, including size, bulk, and scale, landscaping, and obstruction of mountain views.

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**PROJECT DESCRIPTION:**

**Land Use Permit for a new 6,552 sq. ft. single-family dwelling, 1,409 sq. ft. attached garage, and 800 sq. ft. guesthouse. Grading will include 100 cubic yards of cut and 400 cubic yards of fill. Two oak trees and one black acacia tree are proposed for removal. The parcel will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will be provided off of Stonehouse Lane. The property is a 2.01-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 155-060-030, located at 680 Stonehouse Lane in the Montecito area, 1<sup>st</sup> 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  
Applicant/Agent  
Montecito Association

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