



COUNTY OF SANTA BARBARA

MONTECITO BOARD OF ARCHITECTURAL REVIEW AGENDA

**Meeting Date: April 11, 2011
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

Marsha Zilles	Anthony Spann	- Chair
Bill Palladini	Don Nulty	- Vice Chair
Sam Maphis	Sharon Foster	- MBAR Secretary
Derrick Eichelberger	Anne Almy	- Supervising Planner
Dave Mendro		

- 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.
- The public has the opportunity to comment on any item on today's Administrative, Consent or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Board of Architectural Review Chairperson will announce when public testimony can be given.
- Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Montecito Board of Architectural Review and that are distributed to a majority of all of the members of the Montecito Board of Architectural Review during the meeting shall be available for public inspection at the back of the hearing room, at Room 17, 123 E. Anapamu Street, Santa Barbara, CA.

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- **Site Visit: 1:30**
 - **For Items No. 5 – Booth New Single Family Dwelling and Garage, Fernald Point Lane**
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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 March 28, 2011 will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS**
- V. STAFF UPDATE:**

STANDARD AGENDA:

<p style="text-align: center;">The Representatives of the following items should be in attendance at this MBAR Meeting by 3:00 P. M.</p>

PRELIMINARY APPROVAL

- | | | |
|--------------------------|--------------------------------|------------------------------|
| 1. | Crane School | |
| | Revised Master Plan | 1795 San Leandro Lane |
| 09BAR-00000-00182 | | |
| 09CUP-00000-00042 | (Alex Tuttle Planner 884-6844) | Ridgeline: N/A |

Request of Suzanne Elledge, agent for the owners, Crane School, to consider Case No. 09BAR-00000-00182 for **preliminary/final approval of a proposed 39,985 square feet of new development including additions to existing buildings and the construction of six new buildings. The project also includes a reconfigured parking lot, playfields and a comprehensive landscape plan.** The following structures currently exist on the parcel: includes 15 buildings totaling approximately 31,720 square feet. The proposed project will require approximately 2,589 cubic yards of cut and approximately 2,589 cubic yards of fill. The property is a 11 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-028, 007-340-039, 007-340-040 located at **1795 San Leandro** in the Montecito area, First Supervisorial District. (Continued from 11/30/09)

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|--------------------------|---|------------------------------|
| 2. | Crane Country Day School Kindergarten Demo/Rebuild | |
| | and Site Improvements | 1795 San Leandro Lane |
| 10BAR-00000-00206 | | |
| 10CDP-00000-00015 | (Alex Tuttle, Planner 884-6844) | Ridgeline: N/A |

Request of Ken Radtkey, architect for the owners, Crane Country Day School, to consider Case No. 10BAR-00000-00206 for **preliminary/final approval of the construction of a new Kindergarten building of approximately 1, 251 square feet.** The following structures currently exist on the parcel: Crane Country Day School of approximately 31,720 square feet & Kindergarten building of approximately 836 square feet. The existing Kindergarten building will be demolished. The proposed project will require less than 25 cubic yards of cut and less than 25 cubic yards of fill. The property is a 3.77 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-340-028, located at **1795 San Leandro Lane** in the Montecito area, First Supervisorial District. (Continued from 1/10/11)

3. 10BAR-00000-00169 995 Properties Limited Addition & Remodel 995 Hot Springs Road
11LUP-00000-00010 (Brian Banks, Planner 568-3559) Ridgeline: Urban

Request of Kevin Moore, Shubin & Donaldson architect for the owners, 995 Properties Limited, to consider Case No. 10BAR-00000-00169 for **further conceptual review/preliminary approval of an addition to an existing two story residence of approximately 430 square feet to the first floor and approximately 1,008 square feet to the second floor. Also proposed is the validation of the conversion of the permitted carport to a two car garage and gym, demolition of the unpermitted rooftop fireplace and trellis over garage, demolition of the existing pool and construction of a new pool with patio and 6 foot retaining wall south of the dwelling, a new bbq/outdoor kitchen patio area with patio cover of 504 sq. ft., roof change from tile to copper standing seam, and new balcony at the east elevation.** The following structures currently exist on the parcel: a two story single family dwelling, with the first consisting of 1,765 square feet, and the second floor consisting of 763 square feet and an attached garage of approximately 711 square feet, a cabana of approximately 750 square feet, and a carport of approximately 800 square feet. The proposed project will require approximately 25 cubic yards of cut and 25 fill. The property is a 2.62 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-036, located at **995 Hot Springs Road** in the Montecito area, First Supervisorial District. (Continued from 11/22/10, 2/7/11)

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

4. 11BAR-00000-00029 Howe Addition/Remodel,
Garage Conversion and New Pool 965 Brooktree Lane
11LUP-00000-00092 (Brian Banks, Planner 568-3559) Ridgeline: Urban

Request of Tom Smith, architect for the owner, Michael Howe, to consider Case No. 11BAR-00000-00029 for **preliminary/final approval of an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 395 square feet, new attached garage of approximately 667 square feet and the conversion of the existing attached garage of approximately 483 square feet into living space, new covered patio and deck, new front patio area with new pool and retaining walls of 6 feet, new motor court with retaining wall of 8 feet at the rear of the property. The project includes an exterior remodel from wood siding to plaster and stone, and a new tile roof.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 257 square feet, the second floor being approximately 2,714 square feet and an attached garage of approximately 483 square feet. The proposed project approximately 250 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 0.88 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-012, located at **965 Brooktree Lane** in the Montecito area, First Supervisorial District. (Continued from 3/28/1)

CONCEPTUAL REVIEW

5. 10BAR-00000-00143 Booth New
Single Family Dwelling & Garage 1795 Fernald Point Lane
11CDH-00000-00009 (J. Ritterbeck, Planner 568-3509) Ridgeline: N/A

Request of Jennifer Foster, agent for the owner, Loren Booth, to consider Case No. 10BAR-00000-00143 for **further Conceptual review of a new two story single family dwelling with the first floor being approximately 1,887 square feet and the second floor being approximately 854 square feet and a detached garage of approximately 483 square feet. The project is also for Preliminary approval of the proposed 1'-2" Modification to the required 5-foot [northern] side setback to reduce it to 3'-10".** The house has been moved back towards the north in order to maximize the distance between the proposed new SFD and the existing SFD of the southern neighbor. The

parcel is currently developed with an in-ground swimming pool only, but received prior approval for construction of a new 2,606 sq. ft. SFD and 400 sq. ft. garage via 04CDH-00000-00042, which is still a valid permit. The proposed project will require approximately 50 cubic yards of cut and approximately 220 cubic yards of fill. The property is a 0.27-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at **1795 Fernald Point Lane** in the Montecito area, First Supervisorial District. (Continued from 10/11/10, 12/6/10)

6. **11BAR-00000-00036** **Doty Single Family Dwelling** **770 San Ysidro Lane**
Second Story Addition and Remodel
(No Planner Assigned) Ridgeline: N/A

Request of Patrick Marr, architect for the owners, Stephen & Lori Doty, to consider Case No. 11BAR-00000-00036 for **conceptual review a second story addition to an existing single story dwelling of approximately 1,183 square feet and remodel to the existing residence.** The following structures currently exist on the parcel: a single story family dwelling of approximately 5,439 (106 square feet to be removed) a basement of approximately 204 square feet, an attached garage of approximately 1,174 and a guesthouse of approximately 930 square feet. The proposed project will not require grading. The property is a 1.70 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-150-028, located at **770 San Ysidro Lane** in the Montecito area, First Supervisorial District.

7. **11BAR-00000-00038** **281 Hot Springs, LLC** **281 Hot Springs Road**
Roof, Landscape and Driveway Changes
11LUP-00000-00119 (Brian Banks, Planner 568-3559) Ridgeline: N/A

Request of Don Nulty, architect for the owners, 281 Hot Springs, LLC, to consider Case No. 11BAR-00000-00038 for **conceptual review of a new driveway and entry gates, existing entry walls to be raised from 6 feet to 8 feet, a new tennis court to replace the existing sport court, replace existing pool with a new configuration, a new gable roof on the master bathroom and new window changes and remove previously approved doors to the media room.** The following structures currently exist on the parcel: a two story residence of approximately 5275 square feet total, a detached garage of approximately 486 square feet (to be demolished) an detached accessory structure of approximately 800 square feet (to be demolished), a kitchen addition of approximately 104 square feet, mud room addition of approximately 157 square feet and family room of approximately 396 square feet. . The proposed project will not require grading. The property is a 1.75 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 009-070-008, located at **281 Hot Springs Road** in the Montecito area, First Supervisorial District.


8. **11BAR-00000-00035** **Moller/ Von Summer Single Family Dwelling** **280 Las Entradas Drive**
Second Floor Addition and New Garage
(No Planner Assigned) Ridgeline: N/A

Request of Don Nulty, architect for the owners, Betsy Von Summer & John Moller, to consider Case No. 11BAR-00000-00035 for **conceptual review of an addition to a two story single family dwelling, with the first floor being of approximately 2,426 square feet the second floor being 2,625 square feet and a new 3 car attached garage of approximately 742 square feet, with living space about and enclosure of existing loggia.** The following structures currently exist on the parcel: a two story single family dwelling with the first floor being approximately 3,777 square feet (1,841 square feet to be demolished), the second floor being approximately 2,386 square feet, an attached garage of approximately 519 square feet (to be converted into a gym) a detached garage of approximately 512 square feet (to be demolished), a guesthouse of approximately 439 square feet. The proposed project will require approximately 60 cubic yards of cut and approximately 60 cubic yards of fill. The property is a 3.5 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-500-025, located at **280 Las Entradas Drive** in the Montecito area, First Supervisorial District.

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Brian Banks 

DATE: April 5, 2011

RE: 10BAR-00000-00169, 995 Properties Addition, 11LUP-00000-00010, 995 Hot Springs Rd., APN-011-030-036

Preliminary review indicates that the project complies with the all requirements of the 3-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 checked="" type="checkbox"/> | FURTHER CONCEPTUAL/PRELIMINARY |
| <input type="checkbox"/> | PRELIMINARY/FINAL |
| <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | REVISED FINAL |

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

- The project is 7 sq. ft. (.15%) below recommended hillside FAR of 4,700 sq. ft.
- Subject parcel is located within the Hillside Montecito (H-MON) Overlay which limits the height of structures to 16 feet from existing grade. This height limitation may be adjusted/waived by the Montecito Board of Architectural Review as per the Montecito Architectural Development Standards where the height would not exceed the regulations of the zoning ordinance height limit of 35 feet.
- The project now includes demo of existing pool and new pool with retaining wall

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow additions to an existing two-story dwelling of 1,438 (net) square feet in size, including a first floor addition of 430 sq. ft. and second floor addition of 1,008 sq. ft. The proposed addition height shall be a maximum of 26 ft. from existing grade. Also proposed is the validation of the conversion of the permitted carport to a two car garage and gym, demolition of the unpermitted rooftop fireplace and trellis over garage, demolition of existing pool and construction of a new pool, patio and 6 foot retaining wall south of the dwelling, a new bbq/outdoor kitchen patio area with patio cover of 504 sq. ft., roof change from tile to copper standing seam, and new balcony at the east elevation. Grading of 25 cu. Yards cut/25 cu. yards fill is proposed. Access will continue to be provided via a private driveway of Hot Springs Road. The residence will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire District. The property is a 2.62-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 011-030-036, located at 995 Hot Springs 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: Anne Almy

FROM: Brian Banks 

DATE: April 5, 2011

RE: 11BAR-00000-00029Howe Additions/Grading, 11LUP-00000-00092, 965
Brooktree Rd, APN 011-060-012

Preliminary review indicates that the project complies with the all requirements of the 3-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:

Note: The project is 193 sq. ft. (5%) below recommended FAR of 4,000 sq. ft.

PROJECT DESCRIPTION:

The proposed project is for a Land Use Permit to allow an addition to the first floor of approximately 441 square feet, an addition to the second floor of approximately 395 square feet, a new attached garage of approximately 667 square feet and the conversion of the existing attached garage of approximately 483 square feet to habitable space, new covered patio addition and deck, new front patio area with new pool and retaining walls of 6 feet, and new motor court with retaining wall of 8 feet at the rear of the property. The project includes an exterior remodel from wood siding to plaster and stone, and a new tile roof. Grading of approximately 250 cu. yards cut / 250 cu. yards fill is proposed. No tree removal is proposed. The residence will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire District. The property is a 0.88-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 011-060-012, located at 965 Brooktree 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: Anne Almy

FROM: Alex Tuttle, Planner

DATE: April 5, 2011

RE: 09BAR-00000-00182, Crane School Master Plan Update, 10CDP-00000-00015,
1795 San Leandro Lane, APNs 007-340-028, -039, -040

Preliminary review indicates that the project complies with the all zoning requirements for the zone district and is compatible with the requirements of the Article II Zoning Ordinance 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"/>	PRELIMINARY
<input checked="" type="checkbox"/>	PRELIMINARY/FINAL
<input type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The overall campus layout and design concepts of the Crane School Master Plan, including landscaping, perimeter screening, building organization, circulation, pathways, and guiding architectural principles. Individual buildings will return to the MBAR for separate review and approval.

PROJECT DESCRIPTION:

The proposed project is for an update to the campus Master Plan to add 39,985 square feet of new development including additions to existing buildings and the construction of six new buildings, for a net increase of 34,340 square feet. The project also includes a reconfigured parking lot, playfields and a comprehensive landscape plan.

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 Coastal Development Permit phase if additional information indicates a need to condition the project to achieve consistency with policies. **Final issuance of the Coastal Development 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: Anne Almy

FROM: Alex Tuttle, Planner

DATE: April 5, 2011

RE: 10BAR-00000-00206, Kindergarten Rebuild, 10CDP-00000-00015/11LUP-
00000-00114, 1795 San Leandro Lane, APNs 007-340-028

Preliminary review indicates that the project complies with the all zoning requirements for the zone district and is compatible with the requirements of the Article II Zoning Ordinance 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"/>	PRELIMINARY
<input checked="" type="checkbox"/>	PRELIMINARY/FINAL
<input type="checkbox"/>	FINAL
<input type="checkbox"/>	REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Building materials, colors, and landscaping.

PROJECT DESCRIPTION:

The proposed project is for construction of a new Kindergarten building of approximately 1,314 gross square feet (1,251 net) and associated landscaping as the first phase of buildout of the Crane School Master Plan. The project also includes construction of an emergency

fire access lane along the western property boundary to serve the new building. Grading includes 20 cubic yards of cut and 220 cubic yards of fill. Tree removal is required to accommodate the fire access lane.

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

FROM: J. Ritterbeck, Planner

DATE: April 11, 2011

RE: Booth New SFD, 11CDH-00000-00009, 11MOD-00000-00001
1787 Fernald Point Lane, APN 007-380-008

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

Walls are to be included as part of the overall architectural review of the project.

This project may proceed for:

FURTHER CONCEPTUAL REVIEW only

The applicant has worked with P&D, Flood and Montecito Fire to address all planning issues related to the proposed project.

11CDH-00000-00009

The project is for a Coastal Development Permit to allow for the demolition of an existing pool and for the construction of a new 3,018 sq. ft. SFD and 524 sq. ft. detached 2-car garage. Also proposed is a new engineered beach access stairway. Grading would include approximately 50 cubic yards of cut and 200 cubic yards of fill. No native protected trees would be removed as a part of the project. A total of seven non-native ornamental/landscape trees would be removed as a part of this project, including: 1 – 14” hibiscus, 4 – 6” palm trees and 2 – 14” palm trees.

11MOD-00000-00001

The project is for a Modification to the required 5-foot side setback that would reduce the setback by 1’-2”, resulting in a 3’-10” setback along the eastern property line at the main entry to the dwelling.

The parcel would be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of Fernald Point Lane. The property is a 0.27-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-030, located at 1795 Fernald Point in the Montecito Community Plan 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 Coastal Development Permit is subject to review by the Montecito Planning Commission.**

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

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