



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: April 19, 2010
3:00 P.M.

Marsha Zilles	Anthony Spann - Chair
Michele Michaelson	Don Nulty - Vice Chair
Bill Palladini	David Villalobos - MBAR Secretary
Sam Maphis	Alice McCurdy - Supervising Planner
Derrik Eichleberger	

- 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: 1:00**
 - **View Story Poles for Item No. 4 - Mountain Drive Trust- 1527 E. Mountain Drive**
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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 April 5, 2010 will be considered.
- IV. MBAR MEMBERS INFORMATIONAL BRIEFINGS
- V. STAFF UPDATE
- VI. MONTECITO CONSENT AGENDA:

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

- | | | |
|---|--|--|
| C1. 08BAR-00000-00084
08LUP-00000-00184 | Lombard New Single Family Dwelling,
Attached Garage and Cabana
(J. Ritterbeck, Planner 568-3509) | 819 Ashley Road
Ridgeline: N/A |
|---|--|--|

Request of Tom Ochsner, architect for the owner, Kenneth Lombard, to consider Case No. 08BAR-00000-00084 for **final approval on consent of a new two story single-family residence of approximately 5,506 square feet with a new 587 square foot two car garage and an approximately 1,778 square foot basement and construction of a new cabana of approximately 425 square feet and with a trellis of approximately 658 square feet. Grading will include 675 cubic yards of cut and 755 cubic yards of fill, including 80 cubic yards of import.** No trees will be removed as part of this project. The property is a 1.91 acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 010-040-042, located at **819 Ashley Road** in the Montecito area, First Supervisorial District. (Continued from 5/19/08, 8/25/08, 10/20/08, 11/17/08, 12/01/08, 3/8/10)

STANDARD AGENDA:

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

FINAL APPROVAL

- | | | |
|--|--|---|
| 1. 10BAR-00000-00054
10LUP-00000-00113 | Tea Fire Rebuild
Loiacono New Single Family Dwelling
(Brian Banks, Planner 568-3559) | 1050 Coyote Road
Ridgeline: N/A |
|--|--|---|

Request of Michael Stroh, architect for the owner, Lisa Loiacono, to consider Case No. 10BAR-00000-00054 for **conceptual review/preliminary & final approval of a single family residence of approximately 4,286 square feet, a basement of approximately 811 square feet and an attached garage of approximately 808 square feet. The proposed project replaces the approved development associated with case no. 09LUP-00000-00087 and reflects a reduced scope of work to eliminate the approved guesthouse and decrease the size of the dwelling, basement, and garage.** No structures currently exist on the parcel. The proposed project will require grading of approximately 1,800 cubic yards of cut and approximately 1410 cubic yards of fill. The property is an 8.56 acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-050-035, located at **1050 Coyote Road** in the Montecito area, First Supervisorial District.

2. **09BAR-00000-00037** **Tolles New Two Story Residence,
Detached Garage Demo/Remodel** **602 Parra Grande Lane**
09LUP-00000-00112 (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 **final 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, and 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, 10/12/09, 2/22/10)

3. **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 **final 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. (Continued from 2/22/10)

CONCEPTUAL REVIEW

4. **09BAR-00000-00168** **Mountain Drive Trust Addition/Demo
Cabana and Detached Garage** **1515 and 1527 East Mountain Drive**
09LUP-00000-00537 (Errin Briggs, 568-2047) Ridgeline: Urban

Request of Jennifer Foster, agent for the owner, The Mountain Drive Trust, to consider Case No. 09BAR-00000-00168 for **further conceptual/preliminary approval of an addition to the existing single family residence listed as 1515 of approximately 3,621 square feet with the first floor being approximately 2,183 square feet, the second floor being approximately 1,269, a basement of approximately 1,782 square feet and a detached garage of approximately 555 square feet and a pool cabana of approximately 797 square feet.** The following structures currently exist on the parcel: on 1515 East Mountain Drive, a single family residence of approximately 4,581 square feet, a detached garage of approximately 859 square feet and loft of approximately 760 square feet. On 1527 East Mountain Drive, a single family residence of approximately 2,400 square feet a detached garage of approximately 455 square feet and a guest house above the garage of approximately 340 square feet, all to be demolished. The proposed project will require approximately 1700 cubic yards of cut and approximately 1700 cubic yards of fill. The properties are a 2.59 and 1.59 acre parcel zoned 2-E-1 and

shown as Assessor's Parcel Number 011-110-002 and 011-110-003, located at **1515 & 1527 East Mountain Drive** in the Montecito area, First Supervisorial District. (Continued from 11/9/09)

- | | | |
|--------------------------|--|----------------------------|
| 5. | Raith New Single Family Dwelling | |
| 10BAR-00000-00051 | Detached Garage and Accessory Structure | 180 San Ysidro Road |
| 10CDP-00000-00019 | (Kimberely McCarthy, 568-2005 Planner) | Ridgeline: Urban |

Request of Bree Medley, architect for the owners, Jonathan & Elizabeth Raith, to consider Case No. 10BAR-00000-00051 for **conceptual review/preliminary/final approval of a new single family residence of approximately 3,125 (Gross) square feet, a detached garage of approximately 550 (Gross) square feet, a temporary dwelling of approximately 799 (Gross) square feet to be converted into a pool cabana upon completion of the main residence, a detached accessory structure of approximately 175 (Gross) square feet and trellis of approximately 395 (Gross) square feet** . The following structures currently exist on the parcel and will be demolished: a lath house and storage of approximately 925 (Gross) square feet. The proposed project will require approximately 288 cubic yards of cut and approximately 288 cubic yards of fill. The property is a .67 acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-203-004, located at **180 San Ysidro Road** 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 7, 2010

RE: 10BAR-00000-00054, Tea Fire Loiacono SFD/Garage, 10LUP-00000-00113,
1050 Coyote Rd, APN 013-050-035

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

APPROVAL by your board.

NOTE:

The proposed project replaces the approved development associated with case no. 09LUP-00000-00087 and reflects a reduced scope of work to eliminate the approved guesthouse and decrease the size of the dwelling, basement, and garage. Below is a comparison of the proposed project vs. the approved project 09LUP-00000-00087:

	<u>Proposed:</u>	<u>Approved:</u>
SFD	4,286 (net) sq. ft.	5,525 (net) sq. ft.

Basement	811 (net) sq. ft.	2,105 (net) sq. ft.
Garage	808 (net) sq. ft.	1,293 (net) sq. ft.
Guest House	----	407 (net) sq. ft.

PROJECT DESCRIPTION:

The project is for a Land Use Permit to allow construction of a 4,286 (net) square foot single-family residence, with 811 (net) square foot basement and 808 (net) square foot attached garage. Also proposed is a new swimming pool, pergola, terrace area and landscaping. Grading will include 1,800 cubic yards of cut and 1,410 cubic yards of fill. No trees are proposed for removal. The parcel will be served by the Montecito Water District, a private septic system, and the Montecito Fire District. Access will continue to be provided off of Coyote Road. The property is an 8.07-acre parcel zoned 3-E-1 and shown as Assessor's Parcel Number 013-050-035, located at 1050 Coyote 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: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: April 14, 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: Alice McCurdy

FROM: Kimberley McCarthy, Planner

DATE: April 14, 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:

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

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review
Attn: Alice McCurdy

FROM: Errin Briggs, Planner

DATE: April 19, 2010

RE: 09BAR-00000-00168, Mountain Drive Trust Demo, Addition & Accessory Structures 1515 & 1527 East Mountain Drive, Case No. 09LUP-00000-00537, APN 011-110-003

Preliminary review indicates that the project complies with 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.

MBAR Comments from previous review on November 9, 2009:

1. Keeping the density to the center of the merged parcels, lower than the street, and screened by the existing vegetation should work.
 2. The structure will need to be screened from the south and east as well.
 3. Exceeding the FAR is acceptable given the parcel merger and the elimination of a potential second residence of 5300 square feet.
 4. To preclude visual effects to the south from the pool wall, surfaces should not be reflective.
 5. MBAR members will look at the site so that the next time the project is on the agenda the committee can determine the need for story poles.
-

PROJECT DESCRIPTION:

The project site includes two separate legal parcels, APNs 011-110-002 & -003 which would be merged as part of the project. Both parcels are currently developed with single-family residences and detached accessory structures. All existing development on 011-110-002 will remain.

The project is for a Land Use Permit to allow demolition of an existing residence on APN 011-110-003 and construction of a two-story residential addition of approximately 3,621 square feet including a basement and two above-ground floors to the existing single-family residence on APN 011-110-002. The resulting residence would be approximately 8,202 square feet (all measurements are net) with a 2,201 square foot basement and 30 feet in height. Also included with the project would be the construction of a new detached garage of approximately 603 square feet and 19 feet in height, a new pool, a new cabana of approximately 642 square feet in size and 16 feet in height with surrounding trellis and attached pool equipment room of 720 square feet, numerous site and retaining walls, extensive hardscape and landscape, a reconfigured access drive and a detached garden trellis. A new pond and terraced gardens would also be developed as part of the project. Grading would include approximately 2,100 cubic yards of cut and 1,500 cubic yards of fill. Additional excavation would be necessary to install a stormwater detention/cistern system. A total of one oak tree is proposed for removal and would be mitigated for in the planting plan. The resultant 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.

1515 East Mountain Drive (011-110-002) is currently developed with a 4,581 square foot single-family residence and a detached 859 square foot garage with 760 square foot loft. 1527 East Mountain Drive (011-110-003) is currently developed with a 2,450 square foot single-family residence, a 455 square foot detached garage with a 340 square foot guest house above. An existing private septic system serving the residence at 1527 would be abandoned and removed. The project would result in a property that is a 2.59 acres in size zoned 2-E-1 located at 1515 & 1527 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
Applicant/Agent
Montecito Association

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Montecito Board of Architectural Review

FROM: Kimberley McCarthy, Planner

DATE: April 7, 2010

RE: 10BAR-00000-00051/10CDP-00000-00019, 180 San Ysidro Road, Raith Residential Development

Preliminary review indicates that the project complies with the all requirements of the __ 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
 CONCEPTUAL/PRELIMINARY/FINAL
 FINAL
 REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

A similar project was reviewed and granted final approval by the Montecito Board of Architectural Review under 08BAR-00000-00272 on May 18, 2009. The dwelling has been reduced to a one-story structure, the garage is now proposed as a two-car garage, the previously approved workshop structure is proposed to be initially utilized as a dwelling and then converted to a pool cabana upon completion of the main residence. The original pool cabana now proposed as an "outdoor sitting area"

The project site has a recommended floor area ratio of 3,475 square feet [1,800 + (2,500 x .67) = 3,475]. The proposed single family dwelling will be approximately 3,125 square feet, 350 square feet below the recommended maximum floor area ratio.

PROJECT DESCRIPTION:

The proposed project consists of the following:

- 1) The construction of a 799 square foot (net) structure to be utilized as a dwelling. This structure will have a maximum height of 14 feet.**
- 2) The construction of a one-story single family dwelling approximately 3,125 square feet in size with a maximum height of 19 feet. Upon completion this residence, the 799 square foot structure will be converted into a pool cabana by eliminating the kitchen and bedrooms.**
- 3) Construction of a detached two-car garage approximately 500 square feet in size with a maximum height of 14 feet.**
- 4) A pool**
- 5) An outdoor sitting room with an attached (no interior access) half bathroom and attached pool equipment room. This detached accessory structure will be approximately 175 square feet in size with a maximum height of 12 feet.**

Development of the site will not require substantial grading (less than 50 cubic yards cut and fill). The project does not require the removal of any native vegetation or trees. Access to the site would be taken off San Ysidro Road. A six foot high wooden entry gate with eight foot tall gate posts are proposed at the entry. A six foot high cmu perimeter wall will also be constructed. Water service will be provided by the Lingate Mutual Water Company. Sanitary Service will be provided by the Montecito Sanitary 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.**

xc: Case File, 10CDP-00000-00019
David Villalobos
Ms. Bree Medley (breemedley@gmail.com)
Montecito Association