



COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW AGENDA

**Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 934-6250**

**Meeting Date: June 06, 2008
9:00 A.M.**

Craig Lewis Atkinson, **Alternate**
James Nishimori, **Alternate**
Dominick Roger Barry, **Vice-Chair**
Jared Hurley
James King, **Vice-Chair**

Kevin J. Small, **Chair**
Greg Ravatt
Gary Kaiser, **Supervising Planner**
Leticia I. Rodriguez, **NBAR Secretary**

- All approvals made by this 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 Thursday, 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.**
 - Requests for change of scheduling should be made to Planning and Development, 624 W. Foster Road, Santa Maria, California 93455; Telephone (805) 934-6250.
 - 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, Tuesday, three days PRIOR to the scheduled meeting date. It is recommended, but not required, that you or your representative appear at the Consent Review (8:30 AM) to answer questions if needed, and to observe the announcement regarding your item at 9:00 AM.
 - In compliance with the Americans Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 934-6250. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable arrangements.
 - 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 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 BAR approved plans for accurate figures.
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ADMINISTRATIVE AGENDA:

- I. PUBLIC COMMENTS:** Public Comment is set aside to allow public testimony on items **not** on today's agenda. Comments will be limited to three minutes per person.
- II. AGENDA STATUS REPORT**
- III. MINUTES:** The Minutes of May 16, 2008 will be considered.
- IV. CONSENT AGENDA:**

The Representatives of the following items should be in attendance at this NBAR Meeting by 8:45 A. M.

- C-1. **07BAR-00000-00308** **Flagg Commercial Alteration** **Orcutt**
07LUP-00000-00800 (Joyce Gerber, Planner) **Jurisdiction: Orcutt**

Request of Don and Kay Lynn Flagg, owners, to consider Case No. 07BAR-00000-00308 for **final approval on consent of construction of cover over existing deck**. The following structures currently exist on the parcel: two commercial buildings of approximately 800 square feet and approximately 1,398 square feet. The proposed project will not require grading. The property consists of 0.15 total acre zoned OT-R-14/GC and shown as Assessor's Parcel Numbers 105-073-010 and -011, located at **127 and 135 E. Clark Avenue** in the Orcutt area, Fourth Supervisorial District. (Continued from 12/21/07, 02/08/08, 03/14/08, and 05/16/08)

- C-2. **08BAR-00000-00065** **Old Town Garden Center Sign** **Orcutt**
08SCC-00000-00006 (Kimberlee Probert, Planner) **Jurisdiction: Sign**

Request of Bruce Severn, agent for the owner, David Curiel, to consider Case No. 08BAR-00000-00065 for **final approval on consent of a wall sign of approximately 20 square feet and two gate entry signs not exceeding a total of 20 feet in sign area**. The following structure currently exists on the parcel: a commercial building of approximately 769 square feet. The proposed project will not require grading. The property is a 7,500 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-091-003, located at **125 South Broadway** in the Orcutt area, Fourth Supervisorial District. (Continued from 04/25/08 and 05/16/08)

V. **NBAR MEMBERS INFORMATIONAL BRIEFINGS**

- VI. **STAFF UPDATE: DISCUSSION REGARDING REVISED FINAL APPLICATION PROCESS**
by Zoraida Abresch, Deputy Director, Development Review North.

VII. **STANDARD AGENDA:**

The Representatives of the following items should be in attendance at this NBAR Meeting by 9:15 A. M.

1. **08BAR-00000-00091** **T-Mobile SV00516 at Plains Exploration** **Lompoc**
08CUP-00000-00024 (Megan Lowery, Planner) **Jurisdiction: Planning Commission-Telecom**

Request of SureSite Consulting Group, LLC, agent for the owners, Plains Exploration & Production, to consider Case No. 08BAR-00000-00091 for **conceptual review and preliminary/final approval of a replacement wireless telecommunications facility of approximately 370 square feet**. The following structures currently exist on the parcel: four existing lattice towers and one monopole with five equipment compound areas with buildings. The proposed project will not require grading. The property is a 531.62 acre parcel zoned Unlimited Agricultural and shown as Assessor's Parcel Number 099-010-056, located at **4675 Harris Grade Road** in the Lompoc area, Fourth Supervisorial District.

2. **07BAR-00000-00330** **Splash N Dash Carwash** **Orcutt**
07DVP-00000-00033 (Dana Carmichael, Planner) **Jurisdiction: DVP**
07CUP-00000-00091

Request of George Garcia, agent/architect for the owner, Mark Betts, to consider Case No. 07BAR-00000-00330 for **further conceptual review of a car wash of approximately 4,725 square feet.** The lot is currently vacant. The proposed project will require approximately 200 cubic yards of cut and approximately 2,620 cubic yards of fill. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 01/11/08 and 05/16/08)

3. 08BAR-00000-00116 Saint Joseph High School Plan Orcutt
08SCC-00000-00010 (Dana Carmichael, Planner) Jurisdiction: Sign

Request of Karen Jaekels, agent for the owners, Saint Joseph High School, to consider Case No. 08BAR-00000-00116 for **conceptual review and preliminary/final approval of a new free standing changeable copy sign of approximately 23.9 square feet.** The following structure currently exists on the parcel: a religious institution high school. The proposed project will not require grading. The property is a 16.5 acre parcel zoned PI and DR 12.3 and shown as Assessor's Parcel Number 107-240-0015 and 021 located at **4120 South Bradley** in the Orcutt area, Fourth Supervisorial District.

4. 07BAR-00000-00073 McCalip Property Commercial Building Orcutt
08LUP-00000-00238 (Joyce Gerber, Planner) Jurisdiction: Old Town Orcutt

Request of Kenneth McCalip, agent for the owners, McCalip Family Trust, to consider Case No. 07BAR-00000-00073 for **further conceptual review and preliminary approval of a commercial building of approximately 4,320 square feet.** There are no structures currently in existence on the parcel. The proposed project will not require grading. The property is a 8,380 square foot parcel zoned OT-R-14/GC and shown as Assessor's Parcel Number 105-082-021, located at **525 East Clark Avenue** in the Orcutt area, Fourth Supervisorial District.

5. 07BAR-00000-00353 Donovan New Residence & Covered Porch Santa Maria
07LUP-00000-00913 (Joyce Gerber, Planner) Jurisdiction: Ridgeline Rural

Request of Mike and Angela Donovan, owners, to consider Case No. 07BAR-00000-00353 for **further conceptual review and preliminary/final approval of new residence, including a main level of approximately 2,304 square feet, lower level of approximately 744 square feet, cellar of approximately 551 square feet, and covered porch of approximately 1,487 square feet.** There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG-1-40 and shown as Assessor's Parcel Number 129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08, 04/04/08, and 04/25/08)

ITEM #: C-1

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEETING DATE: 06-06-08

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber

DATE: May 16, 2008 (Hearing of June 6, 2008)

RE: Flagg Patio Cover and Supports, 127 and 135 East Clark Avenue
07LUP-00000-00800, APN 105-073-010, 011

Preliminary review indicates that the project complies with the all zoning requirements for the OT-R-14-GC zone district and is compatible with the requirements of the Santa Barbara County Land Use & Development Code and the policies of the Orcutt 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 (ON CONSENT)
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

Please review colors and materials. Remainder of project received preliminary approval on 5/16/08.

PREVIOUS BAR MINUTES:

Flagg Patio Cover and Deck
07LUP-00000-00800, APN 105-073-010,011
Meeting of June 6, 2008
Page 2 of 3

The project was seen for NBAR Conceptual Review on January 21, 2007 with comments as follows:

07BAR-00000-00308 **Flagg Commercial Alteration** **Orcutt**
07LUP-00000-00800 (Joyce Gerber, Planner) Jurisdiction: Orcutt

Request of Don and Kay Lynn Flagg, owners, to consider Case No. 07BAR-00000-00308 for conceptual review of construction of cover over existing deck. The following structures currently exist on the parcel: two commercial buildings of approximately 800 square feet and approximately 1,398 square feet. The proposed project will not require grading. The property consists of 6,675 total square feet zoned 0T-R-14/GC and shown as Assessor's Parcel Numbers 105-073-010 and -011, located at 127 and 135 E. Clark Avenue in the Orcutt area, Fourth Supervisorial District.

Project received conceptual review only. No action taken. Applicant may return for preliminary.

NBAR COMMENTS:

- Reconsider round louver venting.
- Consider building code requirements.
- Show details for rain gutters.
- Show steel connectors or hardware to be used in rafters.
- Show rake details.
- Consider larger timbers.

The project was scheduled for the meeting of February 8, 2008. The applicant requested that the item be continued to allow for a revision of the project design.

ACTION: Atkinson moved, seconded by Small, and carried by a vote of 5 to 0 (Ravatt absent) to continue for preliminary approval for the meeting of March 14, 2008 of 07BAR-00000-00308.

The project was seen for preliminary/final review on March 14, 2008. Revisions to the project since the previous meeting include construction of a patio enclosure. Comments were as follows:

ACTION: King moved, seconded by Barry, and carried by a vote of 5 to 0 to continue preliminary/final approval of 07BAR-00000-00308. The following comments were made:

NBAR COMMENTS:

Flagg Patio Cover and Deck
07LUP-00000-00800, APN 105-073-010,011
Meeting of June 6, 2008
Page 3 of 3

- Consider revising the design of the rear façade of the building to show a differentiation in design between the two buildings. This could be accomplished through paint, texture, a different type of window or door.
- The rear façade should be more in character with the Old Town/Western theme.
- NBAR recommends a preliminary meeting with the Building Department to discuss potential building issues in enclosing the patio.

The project was seen for preliminary/final review on May 16, 2008. Note that Comments were as follows:

ACTION: NBAR granted preliminary approval of 07BAR-00000-00308 and requested that it return for final on consent. The following comments were made:

NBAR COMMENTS:

- Provide colors/materials and architectural details.
- Suggest that the ADA ramp in rear be discussed with Building Department to ensure the space at the bottom meets code; revision may be required.

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.**

c: Case File (to Planner, Joyce Gerber)
Leticia Rodriguez

ITEM #: C-2

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEETING
DATE: 06-06-08

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser

FROM: Kimberlee Probert

DATE: May 16, 2008 (Hearing June 6, 2008)

RE: Old Town Garden Center Identification Sign
08BAR-00000-00065, 08SCC-00000-00006

Preliminary review indicates that the project complies with the all requirements of the OT-R-14/GC zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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
- REVISED PRELIMINARY/FINAL
- FINAL (ON CONSENT)
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON: *APPLICANT TO PROVIDE COLOR BOARD.*

PROJECT DESCRIPTION:

The proposed project is for

Request of Bruce Severance, SignCraft, Agent for the Owner, to consider Case No. 08BAR-00000-00006 for final approval on consent of (1) one identification sign of 20 square feet, to be painted on the building wall; and (2) two gate entry signs not to exceed 20 sq ft each, to be placed on the fences. The current use was permit under Case No. 07LUP-00000-00496 for the Old Town Garden Center. The property is a 7,500 square foot parcel zoned OT-R-14/GC and

shown as Assessor's Parcel Number 105-091-003, located at 125 S. Broadway Street in the Orcutt area, Fourth Supervisorial District (**continued from 4/25/08 and 5/16/08**).

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.**

c: Case File (Kimberlee Probert)
Leticia Rodriguez, P&D

ITEM #: 1

COUNTY OF SANTA BARBARA MEETING
PLANNING AND DEVELOPMENT DATE: 06-06-08

MEMORANDUM

TO: Board of Architectural Review
Attn: Anne Almy

FROM: Megan Lowery

DATE: June 6, 2008 NBAR

RE: T-Mobile @ Plains Exploration

Preliminary review indicates that the project complies with the all requirements of the U zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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 visual impact created by the addition of the proposed project to the existing collocated communications facilities located at the site.
- ▶ Any recommendations?

PROJECT DESCRIPTION:

The proposed project is for a new 80 ft. lattice tower (replacing the existing 50 ft. wooden pole) which would include 12 panel antennas mounted at 80 ft., up to 3 microwave antenna dishes, and capacity for an additional carrier to collocate.

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.**

c: Case File (to Planner)
Anita Hodosy, P&D

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COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEMORANDUM

ITEM #: 2

MEETING
DATE: 06-06-08

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Dana Carmichael, Planner x6266

DATE: June 6, 2008

RE: Splash n' Dash Carwash 07DVP-00000-00033 / 07BAR-00000-00330
APN 103-181-005

Preliminary review indicates this project complies with the requirements for the DR zone and is compatible with the requirements of the County Land Use Development Code, the Comprehensive Plan policies, including the Orcutt Community Plan, subject to certain conditions.

Project Description:

Request of George Garcia, agent/architect for the owner, Mark Betts, to consider Case No. 07BAR-00000-00330 for **further conceptual review of a car wash of approximately 4,725 square feet**. The lot is currently vacant. The proposed project will require approximately 200 cubic yards of cut and approximately 2,620 cubic yards of fill. The property is a 0.64 acre parcel zoned CH and shown as Assessor's Parcel Number 103-181-005, located at **5006 Orcutt Road** in the Orcutt area, Fourth Supervisorial District. (Continued from 01/11/08)

This project may proceed for:

- FURTHER CONCEPTUAL
- PRELIMINARY
- FINAL
- REVISED FINAL

REVIEW by your board.

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 would 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 is subject to departmental review.**

c: Case File (to Planner)
David Villalobos, P&D

ITEM #: 3

MEETING DATE: 06-06-08

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
MEMORANDUM

TO: Board of Architectural Review
Attn: Gary Kaiser

FROM: Dana Carmichael, Planner x6266

DATE: June 6, 2008

RE: St. Joseph High School Sign / 08BAR-00000-00116
APNs 107-240-015, -021

Preliminary review indicates this project complies with the requirements for the DR zone and is compatible with the requirements of the County Land Use Development Code, the Comprehensive Plan policies, including the Orcutt Community Plan, subject to certain conditions.

Project Description:

Request of Karen Jaeckels, agent for the owners, Saint Joseph High School, to consider Case No. 08BAR-00000-00116 for **conceptual review and preliminary/final approval of a new free standing changeable copy sign of approximately 23.9 square feet.** The following structure currently exists on the parcel: a religious institution high school. The proposed project will not require grading. The property is a 16.5 acre parcel zoned PI and DR 12.3 and shown as Assessor's Parcel Number 107-240-015 and 021 located at **4120 South Bradley** in the Orcutt area, Fourth Supervisorial District.

This project may proceed for:

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

REVIEW by your board.

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 would 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 Sign Certificate of Conformance approval is subject to departmental review.**

c: Case File (to Planner)
David Villalobos, P&D

ITEM #: 4

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEETING

DATE 06-06-08

MEMORANDUM

TO: North Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber

DATE: May 28, 2008

RE: **07BAR-00000-00073**, McCalip Commercial Building, 08LUP-00000-00238, 525
East Clark Avenue, Orcutt; APN 105-082-021

Preliminary review indicates that the project complies with the all requirements of the OT-R-14/GC zone and is compatible with the requirements of the Land Use Development Code and the policies of the Comprehensive 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:

1. The project site plan shows two parcels: a western parcel (APN 105-082-021) and an eastern parcel (APN 105-082-022). The subject parcel, -022, is comprised of two legal lots where an existing building extends approximately 5.25 ft into the adjacent lot. This building was constructed before the zoning ordinance went into effect and is thus a legal nonconforming use. The proposed project is located in the Old Town Core Pedestrian Area (PA-OTO overlay). As such, no on-site parking is required; no front setback is permitted; no side or rear setbacks are required, and there is no restriction on building coverage.

PROJECT DESCRIPTION:

The proposed project is for: Request of Kenneth McCalip, owner, of the McCalip Family Trust, to consider Case No. 07BAR-00000-00073 for **preliminary review of a commercial building of approximately 4,320 square feet.** There are no structures currently on the parcel. The proposed project will not require grading. The property is a 8,380 square foot parcel zoned OT-R-14-GC and shown as Assessor's Parcel Number 105-082-021, located at **525 East Clark Avenue** in the Old Orcutt area, Fourth 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.**

The project was seen on 4/27/07 for conceptual review. No action was taken. The following comments were made:

- **Consider relocating the mechanical equipment to the rooftop.**
- **Clarify whether spiral staircase can be used as a fire exit.**
- **Reconsider placing signs on beams.**
- **Alternative architecture should be studied other than proposed western storefront to add variety and eclectic look to Old Town Orcutt.**
- **Consider moving porches inward to eliminate firewall requirements.**
- **Front doorway should be restudied in relation to the windows.**
- **Planner: Please verify side yard setback of the proposed building in relation to the existing building, which encroaches into the property line.**
- **Study blank walls**

c: Case File (to Planner)
Leticia Rodriguez, P&D

COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

ITEM #: _____ 5

MEMORANDUM

MEETING
DATE: _____ 06-06-08

TO: North County Board of Architectural Review
Attn: Gary Kaiser

FROM: Joyce Gerber, Planner
Development Review North County

DATE: June 2, 2008 (Meeting of 6/6/08)

RE: **07BAR-00000-00353, Donovan New Residence & Covered Porch,**
07LUP-00000-00913, 4501 Tepusque Road, 129-260-009

Preliminary review indicates that the project complies with the all zoning requirements for the AG-I-40 zone district and is compatible with the requirements of the Land Use & Development Code and the policies of the Comprehensive Plan.

This project may proceed for:

- PRELIMINARY
- PRELIMINARY/FINAL
- FINAL
- REVISED FINAL

APPROVAL by your board.

PLEASE SPECIFICALLY COMMENT ON:

The applicant is requesting an exception relative to hillside height limit in order to minimize the amount of grading required.

PROJECT DESCRIPTION:

07BAR-00000-00353 Donovan New Residence & Covered Porch Santa Maria
07LUP-00000-00913 (Joyce Gerber, Planner) Jurisdiction: Ridgeline Rural

Request Mike and Angela Donovan, owners, to consider Case No. 07BAR-00000-00353 for preliminary/final approval of new residence, including a main level of approximately 2,304 square feet, lower level of approximately 744 square feet, cellar of approximately 551 square feet, and covered porch of approximately 1,487 square feet. There are no structures currently in existence on the parcel. The proposed project will require approximately 3,120 cubic yards of cut and approximately 2,350 cubic yards of fill. The property is a 1.27 acre parcel zoned AG140 and shown as Assessor's Parcel Number

129-260-009, located at **4501 Tepusque Road**, in the Santa Maria area, Fifth Supervisorial District. (Continued from 02/08/08 and 4/4/2008)

The project was seen on **2/8/08** with comments as follows:

Project received conceptual review only. Ravatt absent. No action taken. Applicant may return for further conceptual review. The following comments were made:

NBAR COMMENTS:

- **Current design does not comply with hillside and ridgeline height limits.**
- **Return for further conceptual review with site sections and building sections.**
- **Applicant will need to meet with planner to clarify ridgeline rules and grading ordinances.**

The project was scheduled for **4/4/08** but was continued (applicants called ahead to cancel) to allow for plans to be finalized.

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/Coastal Development Permit is subject to my review.**

c: File
Leticia Rodriguez, Hearing Support (e-mail)

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