



# County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

March 26, 2024

William Babbit  
537 Periwinkle Lane  
Santa Barbara, CA 93108

Caldecot Chubb  
1550 E. Valley Road  
Santa Barbara, CA 93108

Geoffrey Gray  
525 Periwinkle Lane  
Santa Barbara, CA 93108

MONTECITO PLANNING COMMISSION  
HEARING OF MARCH 20, 2024

**RE: *Babbit et al Appeals of Scibird Exterior Alterations; 23APL-00031, 23APL-00033***

Hearing on the request of Babbit et al (Appellants), to consider the following two appeals in compliance with Chapter 35.492 (Appeals) of the Montecito Land Use and Development Code (MLUDC):

- Case No. 23APL-00031, an appeal of the Planning & Development Director's decision to approve Land Use Permit Case No. 21LUP-00000-00292, which permitted exterior alterations consisting of removal and replacement of windows and doors, unpermitted exterior paint changes, and raising the roof in one portion of the existing Moody Cottage structure; and
- Case No. 23APL-00033, an appeal of the Montecito Board of Architectural Review's (MBAR's) preliminary design review approval of Case No. 22BAR-00000-00187.

The application involves Assessor Parcel No. (APN) 011-220-003, located at 539 Periwinkle Lane in the Montecito area, First Supervisorial District. (Continued from 01/17/24 and 2/21/24)

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Dear Mr. Babbit et al:

At the Montecito Planning Commission hearing of March 20, 2024, Commissioner Kupiec moved, seconded by Commissioner Pulice and carried by a vote of 3 to 2 (Senauer and Miller no) to:

1. Deny the appeal, Case No. 23APL-00031, thereby affirming the Director's decision to approve Case No. 21LUP-00000-00292, as modified at the March 20, 2024 hearing;
2. Deny the appeal, Case No. 23APL-00033, thereby affirming the Montecito Board of Architectural Review's decision to grant preliminary approval of Case No. 22BAR-00000-00187, as modified at the March 20, 2024 hearing;
3. Make the required findings for approval, as specified in Attachment A of the staff Memorandum dated February 21, 2024, including design review and CEQA findings;
4. Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301(a); and
5. Grant de novo approval of Case Nos. 22BAR-00000-00187 and 21LUP-00000-00292, subject to the conditions of approval included as Attachment B of the staff Memorandum dated February 21, 2024 as revised.

**Revisions to the Conditions:**

***Condition of Approval No. 1 was revised as follows:***

**Proj Des-01 Project Description.** This Land Use Permit is based upon and limited to compliance with the project description and all conditions of approval set forth below, including conditions and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for a Land Use Permit (Case No. 21LUP-0000-00292) to abate a zoning violation (Case No 21ZEV-00000-00007) for unpermitted exterior changes to an 831-square-foot Moody Sister's Cottage, including raising the northeastern portion of the roof by 3.5-inches, raising a portion of the eastern roof by 1-foot 5-inches, and installing new doors, windows and siding. Replacement windows match the appearance of the house's historic window types with regard to the type and appearance of glazing bars. Replacement board and batten siding will be installed to match the original material and appearance throughout the exterior, including the water heater door. The existing 532-square-foot carport/utility room includes as-built exterior paint, and material changes as well. The proposed roof material of the residence and carport will be 'Max Def Shenandoah' asphalt shingles with the windows painted 'Swiss Coffee' white. The residence and carport will be repainted Sherwin-Williams Incredible White (SW #7028). No grading or tree removal is proposed. The maximum height of the residence is 13-feet. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided from Periwinkle Lane. The property is a 0.17-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-003, located at 539 Periwinkle Lane in the Montecito Community Plan Area, first Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

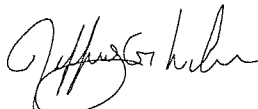
***The attached findings and conditions reflect the Montecito Planning Commission's actions of March 20, 2024.***

The action of the Montecito Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Montecito Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Montecito Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, April 1, 2024 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$773.06 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Jeff Wilson  
Secretary to the Montecito Planning Commission

cc: Case File: 23APL-00031, 23APL-00033  
Montecito Association, P.O. Box 5278, Montecito, CA 93150  
Applicant: Richard and Lisa Scibird & Mackenzie McGonegle, P.O. Box 5386, Montecito, CA 93150  
Agent: Sophie Calvin, P.O. Box 50716, Santa Barbara, CA 93150  
County Chief Appraiser  
Fire Department  
Katie Nall, Planner

JW/dmv

**Attachment A – Findings**  
**Attachment B - Conditions of Approval**

## ATTACHMENT A - FINDINGS

### 1.0 CEQA FINDINGS

#### 1.1 CEQA EXEMPTION

The Montecito Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a). Please see Attachment C, Notice of Exemption.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 LAND USE PERMIT FINDINGS

**Finding required for all Land Use Permits.** In compliance with Section 35.30.100.A of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first find, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve the proposed development.

**2.1.1 Findings required for all Land Use Permits.** In compliance with Subsection 35.82.110.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first make all of the following findings:

1. **The proposed development conforms:**
  - a. **To the applicable provisions of the Comprehensive Plan, including any applicable community or area plan.**
  - b. **With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.491 (Nonconforming Uses, Structures, and Lots).**

The Montecito Planning Commission finds that, as discussed in Section 6.3 of the Staff Report, dated January 2, 2024, and incorporated herein by reference, the proposed development conforms to all applicable policies of the Comprehensive Plan, including the Montecito Community Plan. There are adequate services on the subject parcel, the development is in conformance with the existing community, the development complies with the noise policies in the Comprehensive Plan, and the project is consistent with the purpose and intent of the R-1 Zone.

As discussed in Section 6.4 of the Staff Report, dated January 2, 2024, and incorporated herein by reference, the proposed development also falls within the limited exceptions allowed in compliance with Chapter 35.491 (Nonconforming Structures) with respect to front and rear setbacks, and parking standards. The main residence and carport are considered legal non-conforming to the setback requirements for the zone. The proposed

exterior alterations will not increase the non-conformance. Onsite parking consisting of one covered and one uncovered space will remain per Land Use Rider, Permit #66664, dated June 4, 1976. The property was permitted with the one car carport, therefore the site is legally non-conforming as to the requirement for covered parking (two covered spaces).

**2. The proposed development is located on a legally created lot.**

The Montecito Planning Commission finds that the development is located on a legally created lot. The lot was subdivided in 1940 with the portion encompassing the studio and carport becoming a 0.17-acre, 7,405 square-foot lot with a street address of 539 Periwinkle Lane. County of Santa Barbara Land Use Rider #59415 and #66664 have also been issued onsite in 1973 and 1976, respectively.

**3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks and any other applicable provisions of this Development Code, and any applicable zoning violation enforcement fees and processing fees have been paid. This Subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Chapter 35.491 (Nonconforming Uses, Structures, and Lots).**

The Montecito Planning Commission finds that the subject property and development is in compliance with all applicable provisions of the MLUDC because, as discussed in Sections 6.3 and 6.4 of the Staff Report dated January 2, 2024, and incorporated herein for reference, the proposed project is consistent with the purpose and intent of the 20-R-1 Zone and is considered legal non-conforming to the setback requirements for the zone. The proposed exterior alterations will not increase the non-conformance. The project is proposed to abate the zoning violations on the parcel, and all processing fees are paid to date.

**2.1.2 Findings required for all Design Review applications.** In compliance with Subsection 35.472.070.F.1 of the Montecito Land Use and Development Code, prior to the approval or conditional approval of an application for Design Review the review authority shall first make all of the following findings:

**1. Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.**

The Montecito Planning Commission finds the existing building footprint will not be altered and the massing and scale of the building will not be appreciably altered. Consequently, the building's spatial relationship with its setting will not change. The house retains many features of its original design characteristic motifs of Moody's cottage style aesthetic, including a small-scaled footprint and the proposed roof material change to asphalt shingles aides in the house's ability to convey its original architecture.

**2. Electrical and mechanical equipment will be well integrated into the total design concept.**

The Montecito Planning Commission finds the electrical and mechanical equipment is well integrated into the total design concept. The project does not include the addition of electrical or mechanical equipment onsite beyond what exists.

**3. There will be a harmony of color, composition, and material on all sides of a structure.**

The Montecito Planning Commission finds that implementation of the project will not materially impair the house's integrity of design, materials, and workmanship and that there will be harmony of color, composition, and materials. The house has retained most of the original exterior style, including much of its board-and-batten walls, three of its original windows, and portions of its roof assembly. As part of the approval, any replacement board and batten siding shall match the original in material and appearance and all replacement windows shall match the appearance of the house's historic window types in regard to the type and appearance of glazing bars. Additionally, the roof material of the residence and carport will be 'Max Def Shenandoah' asphalt shingles with the windows painted 'Swiss Coffee' white to convey the character of its original construction materials. Per the direction of the Montecito Board of Architectural Review, the project is conditioned to paint the exterior Sherwin-Williams Incredible White (SW #7028) (Condition of Approval No. 1 in Attachment B).

**4. There will be a limited number of materials on the exterior face of the structure.**

The Montecito Planning Commission finds that there is a limited number of materials on the exterior face of the structure because the materials include the board-and-batten walls, three of its original windows, and asphalt shingle roof. Additionally, the structure will be painted Sherwin-Williams Incredible White.

**5. There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.**

The Montecito Planning Commission finds that the project is a modest example of the Moody Sister's characteristic cottage aesthetic that contributes to a larger grouping of Moody-designed houses on Periwinkle Lane, and the house retains the integrity of design with the proposed project and conditions. The residence is located close to the street frontage and the house forms part of a streetscape composed of several Moody-designed houses. The surrounding neighborhood is characterized by smaller residential development of large estates, winding streets, extensive oak groves and sycamore trees and lack of street improvements such as sidewalks and streetlamps, characterize its semirural setting.

**6. Site layout, orientation and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the**

**environmental qualities, open spaces, and topography of the site with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).**

The Montecito Planning Commission finds that the site layout, orientation, and location of structures and signs is in an appropriate and well-designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site because the project allows for exterior and interior alterations to the existing residence. The floor plan is not proposed to change. The northeastern section of the residence will increase in height, while still remaining below the existing maximum height of the residence, 13-feet. The residence and accessory structures will not impact the semi-rural character of the neighborhood including the visibility of scenic corridors or views of the hillsides.

7. **Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project and that adequate provisions have been made for the maintenance of all landscaping.**

The Montecito Planning Commission finds the project will provide adequate landscaping in proportion to the project site because the project is alterations to a residence with existing landscaping, and no trees or existing vegetation is impacted by the project.

8. **Grading and development is designed to avoid visible scarring and will be in an appropriate and well-designed relationship to the natural topography with regard to maintaining the natural appearance of the ridgelines and hillsides.**

The Montecito Planning Commission finds the project will not create visible scarring to the topography of the site because no grading is proposed. The project is the interior and exterior alterations of an existing residence and will not change the footprint of the structures.

9. **Signs including their lighting are well designed and will be appropriate in size and location.**

The Montecito Planning Commission finds that the project complies with this finding because no signs are proposed as part of the project.

10. **The proposed development will be consistent with any additional design standards expressly adopted by the Board for a specific local community, area or district in compliance with Subsection 35.472.070.G. (Local design standards).**

The Planning Commission finds that there are no additional design standards for residential structures and this finding does not apply to the proposed project. The

project complies with development standards for the R-1 Zone within Article II, as described in Section 6.4 of the staff report dated January 17, 2024.



## ATTACHMENT B - CONDITIONS OF APPROVAL

1. **Proj Des-01 Project Description.** This Land Use Permit is based upon and limited to compliance with the project description and all conditions of approval set forth below, including conditions and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for a Land Use Permit (Case No. 21LUP-0000-00292) to abate a zoning violation (Case No 21ZEV-00000-00007) for unpermitted exterior changes to an 831-square-foot Moody Sister's Cottage, including raising the northeastern portion of the roof by 3.5-inches, raising a portion of the eastern roof by 1-foot 5-inches, and installing new doors, windows and siding. Replacement windows match the appearance of the house's historic window types with regard to the type and appearance of glazing bars. Replacement board and batten siding will be installed to match the original material and appearance throughout the exterior, including the water heater door. The existing 532-square-foot carport/utility room includes as-built exterior paint, and material changes as well. The proposed roof material of the residence and carport will be 'Max Def Shenandoah' asphalt shingles with the windows painted 'Swiss Coffee' white. The residence and carport will be repainted Sherwin-Williams Incredible White (SW #7028). No grading or tree removal is proposed. The maximum height of the residence is 13-feet. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided from Periwinkle Lane. The property is a 0.17-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 011-220-003, located at 539 Periwinkle Lane in the Montecito Community Plan Area, first Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### Conditions by Issue Area

3. **Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) final approval for project design. All project elements (e.g., design, scale,

character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approval (22BAR-00000-00187). **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to Building and Safety inspection staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Aest-10c Lighting:** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. No unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for P&D and BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures. **TIMING:** P&D & BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Land Use Permit for structures. **MONITORING:** Building and Safety inspection staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.
5. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
  - a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
  - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
  - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
  - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
  - f. Order increased watering as necessary to prevent transport of dust off-site.
  - g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
  - h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s)

deemed appropriate by P&D or APCD.

**PLAN REQUIREMENTS:** These dust control requirements shall be noted on all grading and building plans. **PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

**TIMING:** The dust monitor shall be designated prior to building permit issuance. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

**MONITORING:** P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

6. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:30 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors shall spot check and respond to complaints.
7. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction. **PLAN REQUIREMENTS:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Land Use Permit issuance. **TIMING:** A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of the Land Use Permit. This restriction shall be maintained throughout construction. **MONITORING:** Building and Safety shall confirm the

availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

8. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Land Use and Building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** Building and Safety inspection staff shall ensure compliance prior to and throughout construction.
9. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Land Use and Building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** Building and Safety inspection staff shall ensure compliance prior to and throughout construction.

#### County Rules and Regulations

10. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
11. **Rules-23 Processing Fees Required:** Prior to issuance of the Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
12. **Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
13. **Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
14. **Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The

review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.