

ATTACHMENT B

PROJECT-SPECIFIC DESIGN REVIEW MODIFICATIONS OF APPROVAL

The following changes were added to the project as part of the Montecito Planning Commission's *de novo* approval of the project's design review, case no. 14BAR-00000-00082:

1. The project shall retain permanent exterior shutters consistent with the exhibits presented and approved by the Board of Supervisors as part of 14CDH-00000-00014. MBAR to determine the proper amount of light emitting through the shutters.
2. Exterior gate and driveway lighting shall comply with the CDP conditions of approval.
3. All zinc roofing shall be replaced with a gravel/rock roof material.
4. Skylights shall retain louvers, as previously approved by the MBAR.
5. No landscape lighting shall be used on trees between the new home and Channel Drive.
6. All landscape lighting shall comply with the CDP conditions of approval.
7. Use of the green roof shall be restricted to repair and maintenance. No other use shall be permitted at any time.
8. The horizontal wood façade along the perimeter of the green roofs shall be retained, consistent with the exhibits presented and approved by the Board of Supervisors as part of 14CDH-00000-00014.
9. A standard sill height shall be used for the windows open to the green roof areas, to be determined by the MBAR.
10. The maintenance pathways through the green roof areas shall be reduced in width.
11. The combined height of the planter boxes and vegetation within them shall not exceed the height of the first floor roof ridge of the existing home.
12. The north-facing balcony on the second story shall be eliminated.
13. All landscape tree species should be chosen and approved by the MBAR that at maturity do not require excessive pruning to maintain heights in compliance with the requirement that existing private views of neighbors of the ocean be protected.
14. Trees are to be retained in the front of the house between the home and Channel Drive, with appropriate locations and heights to be determined by the MBAR in compliance with the requirement that existing private views of neighbors of the ocean be protected.