



ARCHITECTURAL AND DEVELOPMENT REVIEW COMMITTEE  
(A.D.R.C.)

REVIEW REPORT

To: Board of Architectural Review  
County of Santa Barbara  
Project: 1828 S.F. Addition  
Owner: Musterer  
Applicant: Greg Jenkins 966.9722  
Project Address: 1051 Palomino Road  
APN  
BAR # 06-BAR-000000-xxxxx

On 2.9.06, the Mission Canyon ADRC reviewed the above project (**REVIEW #2**), and reports the following:

•Review Level: **Concept Preliminary Final** Revised  
•Recommendation: Approved with comments  
•Vote: 2-0

**ADRC COMMENTS**

The following items, based on the traditional role of the ADRC, were reviewed and **are of significant concern where indicated:**

- Proposal Overall Aesthetic (Size/Bulk/Scale/Detailing/Materials, etc)
- Relationship To Adjacent Structures (Proximity and Relationship to Neighbors; Neighborhood Compatibility)
- Surrounding Property Owner Concern and Input
- Landscape Screening
- Site Visit Recommended

**COMMENTS:**

**1.Applicant has made all recommended changes from previous review by ADRC and County BAR; design now much more cohesive in Craftsman genre.**

**2.Encourage applicant to make stone detailing believable, especially at corners and window returns.**

**3.Suggest deleting some stone from locations on high walls.**

**Suggest review detailing, and repetitive use of expressed headers.**

TOM JACOBS, A.I.A., Chairperson

The following items based on the **Mission Canyon Specific Plan**, were reviewed, and are of **significant concern where indicated. These should be specifically addressed by P & D:**

- Overall Neighborhood Aesthetic Impact-Public View sheds & Open Space
- Historic Structure Demolition Site Access/On-Site Parking; Street Parking Impact (Potential 2<sup>nd</sup> Unit)
- Site Geology-Soil Stability
- Site Grading-Impact on Existing Slope Stability
- Site Drainage-Potential Runoff Issues for Neighboring Properties
- Site Retaining Walls-Height, Extent Required to Create Buildable Lot; Aesthetic Impact-Safety impact
- Sewage Disposal System; Creek Proximity setback/ Watershed impact
- Fire Protection-Access/Egress Impact
- Native habitat/Oak removal
- Inappropriate Fencing/Barriers
- Negative Impact on Animal Corridors

**FORWARD TO:**

- ✓ Board of Architectural Review
- ✓ Planning Dept.

**NEIGHBORS PRESENT:**

None

**NEIGHBORS COMMENTS:**

**ADDITIONAL COMMENTS:**