



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

REVIEW REPORT

To: Board of Architectural Review
County of Santa Barbara
Project: New Residence, Basement & Garage
Owner: Ted Meeder and Maureen Burke
Applicant: Same 684-4266
Project Address: 1065 Cheltenham Rd.
APN 023-114-017
BAR # 06-BAR-000000-xxxxx

On 8.18.06, the Mission Canyon ADRC reviewed (Review #3) the above project, and reports the following:

- Review Level: Concept Preliminary Final Revised
- Recommendation: Continued
- Vote: No action taken (Quorum not present)

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.Redesign improved with regards to: massing, size reduction, open rear yard, and entry as one story element; nevertheless, overall size still concern for impact on corner lot.**
 - 2.Applicant urged to restudy Entry element and to consider lowering front portion of house 1'-1'-6".**
 - 3.Applicant suggested to study south elevation to relieve heavy massing of arched elements, upper patio solid railing, and pergola element.**
 - 4.Applicant urged to provide clear presentation of progressive changes in design from original, in plan, elevation, with accompanying statistics.**
 - 5.Applicant urged to provide modeled images to address impacts on views from uphill neighbors' most important spaces.**
- TOM JACOBS, A.I.A., Chairperson

ADDITIONAL COMMENTS:

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 2nd 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.
- ☐ Special Problems Committee

- Grading Dept.
- Public Works Dept.
- E.H.S. Dept.
- SB Co. Fire Department

NEIGHBORS PRESENT:

- 1.Barbara Jackson, 2692 Montrose Place, 682.6063
- 2.Bonnie Sivers, 1055 Cheltenham Road, 687.2587
- 3.Robert Sivers, 1055 Cheltenham Road, 687.2587
- 4.Rolf Brinckmann, 1058 Cheltenham Road, 682.4262
- 5.John Franklin, 682.6063.

NEIGHBORS COMMENTS:

1.Overall size of structure still too large.

2.Impact on private views of uphill neighbors.

3.Uphill site wall heights.

4.Impact on privacy of adjacent neighbors.