



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

REVIEW REPORT

To: Board of Architectural Review
County of Santa Barbara
Project: 2000 Teardown, 2,800 S.F. New Residence
Owner: Shems & Cornelia Mandell
Applicant: Robert P. Mehl 688.7281
Project Address: **1530 Mission Canyon Rd**
APN 153-270-0020
BAR # 07-BAR-00000-00107

On 5.18.06, the Mission Canyon ADRC reviewed the above project (**REVIEW #1**), and reports the following:

•Review Level: **Concept** Preliminary Final Revised
•Recommendation: Approved as submitted
•Vote:

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.Approved as Submitted-very nice innovative project.

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.

NEIGHBORS PRESENT:

None

NEIGHBORS COMMENTS:NA