



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

REVIEW REPORT

To: Board of Architectural Review  
County of Santa Barbara  
Project: 4,876 s.f. (N) Residence  
& 1876 (N) Garage/Basement  
Owner: Dave Willows  
Applicant: Ron Sorgman  
Project Address: 1990 Las Canoas  
APN 012-010-019  
BAR # 06-BAR-00000-00113

On 5.26.06, the Mission Canyon ADRC reviewed the above project, and reports the following:

- Review Level: Concept Preliminary Final Revised
- Recommendation: Continued
- Vote: 3-0

**ADRC RELATED 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.Architect to provide better site documentation: Photographs from larger vantage point, site sections; Site Plan to indicate existing and new construction.**
- 2.Architect to present proposal that accurately represents a single design concept, rather than several concepts.**
- 3.Floor plans to indicate new versus existing construction.**
- 4.Design to provide feeling that the structure has always been here; emphasize thick walls, massive stone base. Thin plaster wrapped overhanging decks not acceptable.**

TOM JACOBS, A.I.A., Chairperson

**ADDITIONAL COMMENTS:N.A.**

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
- ☐ 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-N.A.**