



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

REVIEW REPORT

To: Board of Architectural Review
County of Santa Barbara
Project: 298 s.f. Addition to
(E) 2004 s.f. Residence
Owner: Nancy Christel
Applicant: Jorge Escamilla
Project Address: 2660 Dorking Place
APN 023-123-005
BAR # 06-BAR-00000-00166

On 8.18.06, the Mission Canyon ADRC reviewed the above project, and reports the following:

- Review Level: Concept Preliminary Final Revised
- Recommendation: Approve
- Vote: 2-0

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.Recommend approval; no quorum present.**
- 2.Suggest review upper section of roof & coordinate with neighbor to the north re:private views; possibly make smaller.**
- 3.Suggest use posts below cantilevered deck.**

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 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
- 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.