



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

REVIEW REPORT

To: Board of Architectural Review
County of Santa Barbara

Project: **1,500 Tear Down/3,500 S.F. New Residence**

Owner: Robert Steele

Applicant: Robert Steele 681.3300x204

Project Address: **2716 Williams Way**
APN 023-114-015

BAR # 07-BAR-00000-0097

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: Continued (see comments)

•Vote: 3-0

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.Lower finish floor minimum 3 ft.-Maintain (e) fin. flr. Enter Garage @ grade +2% slope.

2.Roof slope too steep; bring slope down; create dormer forms to break up roof.

3.Make house s.f. smaller.

4.Retain more of back yard.

5.Return for further review; suggest retain professional design consultants.

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

FORWARD TO:

- ✓ Board of Architectural Review
- ✓ Planning Dept.

NEIGHBORS PRESENT:

None

NEIGHBORS COMMENTS:NA

TOM JACOBS, A.I.A., Chairperson