



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

REVIEW REPORT

To: Board of Architectural Review
County of Santa Barbara

Project: **492 S.F. Addition & 198 s.f. Carport**

Owner: Bill Gorley

Applicant: Ken Kruger

Project Address: **2880 Exeter Place**

APN 023-142-008

BAR # 07-BAR-00000-00143

On 6.15.06, 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: **3-0; 1 abastaining (Late arrival)**

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. Project compatible with neighborhood and a modest proposal.

2. Neighbors and applicant urged to cooperate in tree trimming to secure mutual view corridors.

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:

1. Edna Lazarus, 920 Cheltenham
2. Ms. (?) Wright, 922 Cheltenham, (daughter of owner)

NEIGHBORS COMMENTS:

1. Nancy Levin-2862 Exeter- (6.13.07 (NL/TJ) call: Concerns:

1. Site Drainage

2. Construction Process: Worker parking impact, Noise, Duration, Expansive soil

3. Impact of private views