



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

**REVIEW REPORT**

To: Board of Architectural Review  
County of Santa Barbara  
Project: Addition/Remodel/New  
Residence/Garage  
Owner: Ms. ABC  
Applicant: XYZ Architects  
Project Address: xx Road  
APN xxx-xxx-xxx  
BAR # 06-BAR-000000-xxxxx

On x.yy.zz, the Mission Canyon ADRC reviewed the above project, and reports the following:

•Review Level: **Concept** Preliminary Final Revised

•Recommendation:

•Vote:

**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 and CONDITIONS:**

- 1.XXX
- 2.YYY
- 3.ZZZ
- 4.AAA
- 5.BBB
- 6.CCC
- 7.DDD
- 8.EEE

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 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