

2. **18BAR-00000-00129** **Bershad Alterations** **1154 Channel Drive**
18CDH-00000-00026 (Ciara Ristig, Planner 568-2077) Ridgeline: N/A

Request of Paul Rubison, architect for the owner, Steve Bershad, to consider Case No. 18BAR-00000-0129 for **conceptual review of exterior alterations and renovations to the existing single family dwelling and renovated landscaping**. The following structures currently exist on the parcel: a single family dwelling of approximately 3,802 square feet and a detached garage of approximately 531 square feet. The proposed project will require not require grading. The property is a .44 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at **1154 Channel Drive** in the Montecito area, First Supervisorial District. (Appearance by Marc Appleton, Paul Rubison)

Public Comment:

1. Susan Petrovich

MBAR Comments:

1. Nice project. Significant improvement from existing residence.
2. Maintaining existing site lines is a positive approach.
3. Applicant is encouraged to continue working with neighbors.
4. Study landscaping screening opportunities in front and along shared east side property line.
5. Maintain pedestrian access/pull-out parking along street frontage.
6. Study tree species and heights to protect views.

The project received comments only. The project may return for preliminary/final approval after the project is heard by the Montecito Planning Commission and with the planner's approval.