



NOTICE OF PUBLIC HEARING OF THE HISTORIC LANDMARKS COMMISSION TO PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

This notice has been mailed to you because it has been determined that your property is located within 300 feet of the project listed below. Tenants may receive this notice if required under State or local laws. The Historic Landmarks Commission (HLC) will hold a public hearing to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues or development plan approval findings regarding the subject property below:

1041 MISSION RIDGE RD

Application Number: **MST2008-00572**

Assessor Parcel Number **019-031-015** Zone: **A-1**

Owner: **ALAN & KATHERINE VAN VLIET**

Project Description: **Proposal for an addition and alterations to an existing, three-story, single-family residence including the following: 356 s.f. single-story addition to the existing attached two-car garage resulting in a three-car garage, new doors and windows on the main house, terrace railing, site retaining walls, flagstone paving, two water features, landscaping and tree relocation, and the restoration of doors, windows, shutters, and stucco cladding to their original locations. Also proposed is to abate enforcement case ENF2008-00406 by the removal of a sink located in the swimming pool cabana and to demolish a gazebo structure and its foundation in the front yard setback. Zoning modifications are requested to rework the driveway and replace the entry and main gates within the front yard setback. An encroachment permit from the Public Works Department will also be required. This existing 7,645 s.f. residence is on a 2.15 acre parcel located in the Hillside Design District. The proposed total of 8,386 s.f. is 132% of the maximum guideline floor-to-lot area ratio.**

Public comments will be allowed during review of the project by the HLC. The Historic Landmarks Commission is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are not within the HLC's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990.

This hearing is for design review only. The final land use decision will be made at another public hearing. You will receive another notice for that public hearing. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact HLC Staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

If you, as an aggrieved party or applicant, disagree with the decision of the Historic Landmarks Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerks Office within ten calendar days of the Historic Landmark Commission decision.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

DATE & LOCATION: **Wednesday, March 4, 2009**
1:30 P.M.* (SEE NOTE BELOW)
630 GARDEN STREET
DAVID GEBHARD PUBLIC MEETING ROOM

***NOTE:** The regular Historic Landmarks Commission meeting begins at 1:30 p.m. Wednesday afternoon. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. Approximate times are set for each item; however, the schedule is subject to change. It is recommended that you call the Planning Division at (805) 564-5470 to confirm the scheduled review time for a particular item. The HLC meeting will be televised live on Channel 18 and rebroadcast the following two Fridays at 1:00 p.m.