



**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:

13 E CABRILLO BLVD

Application Number: **MST2010-00033**

Assessor Parcel Number **033-111-012** Zone: **HRC-2/SD-3**

Owner: **VIRGINIA HUNTER**

Project Description: **This proposed project is related to the E. Cabrillo Bridge Replacement Project. Proposed additions and alterations to an existing 5,155 square foot commercial building on a 7,274 square foot parcel in the Appealable Jurisdiction of the Coastal Zone. The changes include demolition of 1,166 square feet on the first floor (part of which is currently overhanging Mission Creek), a 1,036 square foot second floor addition and stairway, and a new 350 square foot outdoor patio on the first floor. City Council approval is requested for a variance for the project to encroach into the ten foot E. Cabrillo Blvd. setback, Planning Commission approval is requested for a Coastal Development Permit and a zoning modification to encroach into the twenty foot front yard setback, and the Chief Building Official will need to make Development Along Creeks findings as well as assure compliance with Mission Creek development standards. The project will result in credit of 130 square feet of Measure "E" floor area.**

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 or by e-mail to HLCSecretary@SantaBarbaraCA.gov.

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 Clerk's Office within ten calendar days of the Historic Landmarks 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 17, 2010

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.