



**Public Comment Received for:  
Item 4: 2151 Mission Ridge Rd  
(PRE2022-00153)**

<b>Name of Sender</b>	<b>Distributed prior to hearing</b>	<b>Distributed after the hearing</b>
1. Helen Couclelis	x	

**From:** [Helen Couclelis](#)  
**To:** [Community Development HLCsecretary](#)  
**Subject:** 2151 Mission Ridge Road  
**Date:** Monday, September 12, 2022 4:43:53 PM

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**EXTERNAL**

Dear HLC Secretary,

This issue comes up at a bad time for me, as I am leaving on an overseas trip tomorrow Tuesday Sept. 13th, before dawn. I have just enough time to jot down a few raw first impressions from the plans, to mention the connection of the Bliss property with my own and the two remarkable historic features in it, and to ask you to please keep me posted as an "Interested Party". I'll try to catch up with this all upon my return from Europe.

I am a registered Architect and urban planner in Europe, and even though I have not been practicing since I became a UCSB Geography professor close to 40 years ago, my professional instincts are still alive. So I was puzzled to see where the proposed structure is located on the map. In my view, that location would be more suitable for a three-horse stable than a three car garage. It is just too far from the residence, and currently also far from the road, though a driveway from the west segment of Mission Ridge might be possible. As for the proposed structure itself, it would be an aesthetically regrettable addition to the one-acre property that includes a main residence of Historic significance. And no, the red-tiled roof will not make it blend in as a 'Spanish-style' casita. As for its function, It should be possible to find space for a full private gym inside a residence that got so much enlarged within the past three years (and that has so many balconies all around).

The next issue, of more direct interest to the HLC, is the fact that my property on 2138 Ridge Lane, along with the two on either side, used to be part of what is now the Bliss property. I was aware of that, and indeed, within minutes of meeting Mr. Bliss for the first time, he told me that he wanted to buy my parcel to 'reunite' it with his. Mr. Bliss did not show much interest for what I consider the two historic 'gems' of my parcel: (1) an 8-pillar arbor in excellent condition that looks like a miniature of the one at the El Encanto hotel. It must be from the same period, late 20s to mid-30s, and it may have been built by the same masons. (2) is an unexpected turnstyle in stone and wood by the property boundary, presumably from the same period as the arbor. My friends loved to twirl it around when visiting. The turnstyle is still in excellent condition but unfortunately it cannot be twirled any more, because Mr. Bliss has installed a chicken-wire fence on my side of the property line that blocks turning. The proposed garage/gym would be right behind both these historic features, and that would not be the kind of background anyone would wish to see there.

I have pictures of these two elements that I would like to attach to this email, but I need to first finish packing for my trip - I am leaving in a few hours. If I have some time left when I'm done packing I will do so, and send a second email with the pictures to replace this one,

Respectfully,

Helen Couclelis  
2138 Ridge Lane

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